Corvallis Housing Survey

Attitudes of Individuals Who Work in Corvallis and Live outside the City Limits

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City of Corvallis

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Executive Summary

This report presents the results of a survey of the housing preferences of individuals who work in Corvallis. The focus of the survey was to develop a better understanding of individuals that work in Corvallis, but live outside the Corvallis city limits.

Background

Nearly twice as many people commute to Corvallis to work (18,467) as live in Corvallis and work elsewhere (9,316). The inflow/outflow of workers and residents is commonly referred to in the planning literature as "jobs-housing balance." A core objective of this study is to better understand the characteristics of the 18,000+ individuals who commute to work in Corvallis that live outside the Corvallis city limit. In short, the central question addressed in this survey was "Why do Corvallis workers choose to live in other places?"

Survey Approach and Methods

The overarching objective of this research is to inform a policy discussion on housing at the City Council level. The focus the survey is on collecting data that will inform policy. This study addresses a relatively narrow, but important, question posted by the City Council: why households that have one or more individuals that work in Corvallis choose to live in other communities or rural areas.

In refining the project objectives, ECONorthwest worked closely with the Council Subcommittee and City Staff to develop a highly focused survey. The survey addressed the following topics:

- Home origins to determine whether the respondent is a commuter or lives within Corvallis
- Characteristics of the respondent's existing dwelling
- Housing preferences
- Locational preferences
- Desire of people not living in Corvallis to live in Corvallis
- Reasons for not living in Corvallis
- Demographic characteristics

Survey Methods

The first task in the project was to identify who should receive the survey. The key **population** was initially defined as individuals that work in Corvallis, but live elsewhere. A key challenge of this survey is that a comprehensive list of people that work in Corvallis, but live outside the City does not exist. Thus, the approach to the survey involved accessing the target population (commuters) through employers. Based on discussions with the Council Subcommittee, the strategy was to administer an online survey through a range of employers that are representative of Corvallis employers by size and sector. The report describes the methods used to administer the survey to people that work in Corvallis.

A total of 44 organizations agreed to distribute the survey to their employees, with a total of nearly 11,000 employees at the participating organizations. 3,332 employees responded to the survey. The sample size (1,681) is about 9% of the 18,476 individuals that work in Corvallis and live elsewhere. The methodology used to distribute the survey resulted in a non-random sample. As such, the results cannot be extrapolated beyond the individuals that responded to the survey.

Survey Findings

This report shows the housing preferences for survey respondents who work in Corvallis but chose to live outside of Corvallis. Forty-nine percent of respondents live within the Corvallis city limits and 50% of respondents live outside of the Corvallis city limits (n=3,332). About 1% were uncertain.

This report focuses on the results of the survey for respondents living outside of Corvallis' city limits (n=1,681). Because we used a non-probability sampling method, **the results presented are for the sample only and should not be inferred to be representative of the entire population**. The sample size (1,681) is about 9% of the 18,476 individuals that work in Corvallis and live elsewhere.

Key characteristics of the target population, people who work in Corvallis but live outside of Corvallis are: 78% are homeowners, the average age of respondent was 45 years old, and 70% were female. In comparison to all people who work in Corvallis, survey respondents were somewhat older and were more likely to be female.

About 44% of survey respondents who lived outside of Corvallis worked at employers with more than 1,000 employees, 34% worked at employers with 100 to 999 employees, and 13% worked at employers with fewer than 99 employees. In comparison to employment in Corvallis in 2012, survey respondents were more likely to work at mid-sized or large companies than all employees in Corvallis.

Are people who work in Corvallis but live outside of Corvallis interested in moving to Corvallis, and if so, what are the barriers?

Forty-percent of respondents living outside of Corvallis would consider moving into the City of Corvallis and 45% would not consider moving into the City of Corvallis. Fifteen percent indicated they were uncertain.

Seventy-eight percent of respondents who would consider moving to Corvallis preferred to buy their next residence. The majority of these respondents (83%) indicated that a single-family home would best suit their needs.

The most common barriers that prevent these respondents from moving into Corvallis are: high housing costs (76% indicated this was a significant barrier), high property taxes (38%), unable to find housing to suit the respondents' needs (32%), unable to find housing in the respondents' preferred location (28%), and unable to find housing in a suitable condition (26%).

Ability to Pay for Housing in Corvallis for Households who would Consider Moving into Corvallis

The ability of people living outside of Corvallis to who would consider moving into Corvallis depends, in large part, on their ability to afford housing in Corvallis. [1]

- **One-fifth of respondents living outside of Corvallis who would consider moving into Corvallis can afford rental housing in Corvallis.** 20% of respondents that live outside Corvallis who would consider living in Corvallis earn less than $41,600 (60% of median family income). These households can generally afford up to $1,040 per month in housing costs. Lower-income households in this income category, such as those earning less than about $30,000, may not be able to afford market rents in Corvallis without cost-burdening themselves or living in an alternative housing situation.
- **One-third** of **respondents living outside of Corvallis who would consider moving into Corvallis can afford rental or lower-cost homeownership options in Corvallis.** 37% of respondents that live outside Corvallis who would consider living in Corvallis earn between $41,600 and $83,300 (60% to 120% of median family income). These households can generally afford between $1,040 and $2,080 per month in housing costs. These households

[1] This information is based on HUD's estimate of median family income for Corvallis and Benton County in 2014, which was $69,400. This analysis assumes that households do not cost burden themselves by paying more than 30% of their household income on housing costs.

could afford rental costs in Corvallis and lower-cost homeownership options, such as manufactured housing or a smaller and less expensive single-family dwelling.

- **More than 40% of respondents living outside of Corvallis who would consider moving into Corvallis can afford homeownership in Corvallis.** 43% of respondents that live outside Corvallis who would consider living in Corvallis earn more than $83,300 (120% of median family income). These households can generally afford more than $2,080 per month in housing costs. Generally speaking, these households could afford homeownership in Corvallis, although lower income households in this category may only be able to afford lower cost dwellings in Corvallis.

The information in above is relatively consistent with what survey respondents indicated they were willing and able to pay for housing in Corvallis. On average, respondents who would consider moving to Corvallis were willing and able to pay $1,917 per month for housing, excluding utilities.

Conclusions

The survey confirms that three-quarters of respondents living outside of Corvallis who would consider moving into Corvallis perceive that housing in Corvallis is too expensive. However, the issue goes beyond simply the cost of housing but the characteristics of housing available at comparable prices inside and outside of Corvallis.

- Three-quarters (or more) of respondents indicated that high housing costs were the most significant barrier to moving to Corvallis, both for respondents who would consider moving to Corvallis and for respondents who would not consider moving to Corvallis.
- However, respondents living outside of Corvallis pay about the same amount for housing as respondents living inside of Corvallis. Respondents living outside Corvallis paid on average $1,078 (median of $1,050) on housing monthly compared to respondents living inside Corvallis paid on average $1,082 (median of $1,050) monthly for housing.
- The characteristics of the housing of respondents living outside of Corvallis is different from the characteristics of housing of respondents who live in Corvallis. In general, respondents living outside Corvallis had a larger residence and a larger lot than respondents living inside Corvallis.
    - About 72% of respondents living outside Corvallis had a residence between 1,200 to 4,000 square feet, compared to 57% of respondents living inside Corvallis. Over 40% of respondents

living inside Corvallis had a residence size less than 1,200 square feet compared to 25% of respondents living outside Corvallis.

- About 14% of respondents living outside Corvallis had a lot between 10,000 and 20,000 square feet compared to 16% of respondents living inside Corvallis; however, 30% of respondents living outside Corvallis had a lot over one acre, compared with 1% for respondents living inside Corvallis.

Many respondents would consider moving into the City of Corvallis.

- Forty-percent of respondents living outside of Corvallis would consider moving into the City of Corvallis and 45% would not consider moving into the City of Corvallis.
- Assuming the results are roughly indicative of the opinions of people working in Corvallis but living elsewhere,[2] then there may be demand for housing in Corvallis. This hypothetical demand is from both people working in Corvallis but living elsewhere and also people who will work in Corvallis in the future.
- This assumed unmet demand suggests that, if housing meeting the preferences of people living outside of Corvallis (e.g., larger units on larger lots) might choose to move into Corvallis if (or when) they move homes, if such dwellings were available and affordable in Corvallis.

  Our assessment of Corvallis' housing market is that the majority of these households would be unable to afford the higher cost of larger houses in Corvallis (compared to their current housing costs). In addition, there may be limited opportunities for dwellings on larger lots, such as lots larger than 10,000 square feet. A buildable lands inventory study would assess the capacity for housing on larger lots in Corvallis. These factors provide explanations for why some workers in Corvallis choose to live outside the city.

While respondents generally can afford to live in Corvallis, some may not be able to afford the housing they prefer.

- About 78% of respondents who would consider moving to Corvallis preferred to buy their next residence and 83% indicated that a single-family home would best suit their needs.

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[2] As we state in Chapter 2, the sampling methods in the survey made it impossible to conduct a random survey of workers in Corvallis. As a result, we cannot generalize the results to all people who work in Corvallis but live outside of Corvallis.

- The cost of homeownership of a home at median sales price in Corvallis is about $1,900 per month. A household would need to have gross income of about $6,300 per month to be able to afford housing costs of $1,900 per month. About 43% of respondents who would consider moving to Corvallis had income sufficient to afford housing costs of $1,900 per month.
- About 28% of respondents living outside of Corvallis who would consider moving to Corvallis indicated that they were willing and able to pay $1,500 or more per month, which is the lower end of the cost of homeownership in Corvallis.
- About 54% of respondents living outside of Corvallis were willing and able to pay between $800 and $1,500 per month. These respondents can afford rentals in Corvallis, but are less likely to be able to afford homeownership in Corvallis.

Even if housing costs were lowered in Corvallis, some households would prefer to continue living outside of Corvallis.

- Some respondents prefer the amenities available living in a more rural setting or smaller city. Respondents living outside Corvallis indicated privacy (92%), quieter environment (90%), and a rural setting (56%) were important or very important when they choose a residence
- About 45% of respondents living outside of Corvallis indicated that they would not consider moving into Corvallis. The top reasons respondents listed for not wanting to move to Corvallis are: Housing costs are too high (79% of respondents indicated that this is an important or very important reason for not moving to Corvallis), my current residents meets my needs (88%), prefer my current community (76%), prefer to live in a rural area (76%), and property taxes are too high(68%).

Implications for housing policy

A key rationale for conducting the survey was that data show a large number of Corvallis workers live outside the Corvallis city limits. As an initial policy consideration, the fundamental question is should Corvallis establish policy that encourages these households, through whatever means, to live in Corvallis?

The survey showed that a substantial number of survey respondents who work in Corvallis and live outside of Corvallis would consider living in Corvallis. If these results are roughly indicative of the opinions of people working in

Corvallis but living elsewhere,[3] then there may be demand of at least several hundred and perhaps several thousand households for housing in Corvallis.

The City Council will need more information to decide whether Corvallis can and should make policy changes or initiate actions to change Corvallis' housing market to make it more appealing and affordable to people who currently work in Corvallis and live outside of Corvallis, as well as to future people who work in Corvallis but may choose to live outside of Corvallis for reasons similar to survey respondent's reasons.

To answer these questions, the Council will need additional information about Corvallis's:

- **Housing market and the factors that affect production of housing in Corvallis.** These factors include population growth, student growth, employment growth, incomes, and the demographics and characteristics of households that may locate in Corvallis.
- **Corvallis' residential land supply and capacity.** Corvallis has not inventoried its supply of buildable residential land in more than 15 years. Having information about the amount, capacity, and location of buildable vacant and partially vacant residential land will provide decision makers with information about residential development in Corvallis.
- **Factors that affect the cost of housing.** This includes land, materials, labor, capital, and other factors.

A final consideration relates to interpretation of the information and problem definition. By asking ECO to complete this study, the Council implicitly considers the fact that workers in Corvallis that live outside of the city to be a problem. The results suggest that there may indeed be an affordability problem, but the issue is not simply limited to cost of housing. Consideration of housing cost *and* amenity provides a deeper explanation of household behavior. A key issue is that households can get more amenity for the same price (or less) outside Corvallis. The additional costs of commuting are apparently not enough to deter many households.

As a final point, this is a regional issue that ECO has worked on in many places (including Linn and Benton Counties in the late 1990s) that is extremely complicated. If easy solutions existed, they would be broadly applied.

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[3] As we stated in Chapter 2, the sampling methods in the survey made it impossible to conduct a random survey of workers in Corvallis. As a result, we cannot generalize the results to all people who work in Corvallis but live outside of Corvallis.

1 Introduction

This report presents the results of a survey of the housing preferences of individuals who work in Corvallis. The focus of the survey was to develop a better understanding of individuals that work in Corvallis, but live outside the Corvallis city limits.

1.1 Background

Oregon has long recognized housing as a fundamental need and requires local governments to address Statewide Planning Goal 10 (Housing) through comprehensive land use planning policies and implementing ordinances. The City of Corvallis recognizes both the need to both understand local housing markets and housing need as well as implementing strategies to address the housing needs of Corvallis residents. Like many Oregon cities, Corvallis has found meeting the housing needs of all of its residents to be challenging. For a variety of reasons, Corvallis has higher housing costs than neighboring cities in the Willamette Valley.

The characteristics of Corvallis' housing market are different from other cities in the Willamette Valley. A few basic indicators of Corvallis' housing market with other Willamette Valley cities underscore the key differences:[4]

- **Corvallis has more rental and more multifamily units.** Corvallis' housing is much more likely to be renter-occupied, even when compared to Eugene. Corvallis has a much larger share of multifamily dwellings than other cities.
- **Corvallis' housing is less affordable.** The median sales price for single-family housing is substantially higher than other cities, except for Eugene, where average sales prices are somewhat lower than Corvallis'. The ratio of median sales price to median household income is higher in Corvallis than other cities, with sales prices more than six times household income.

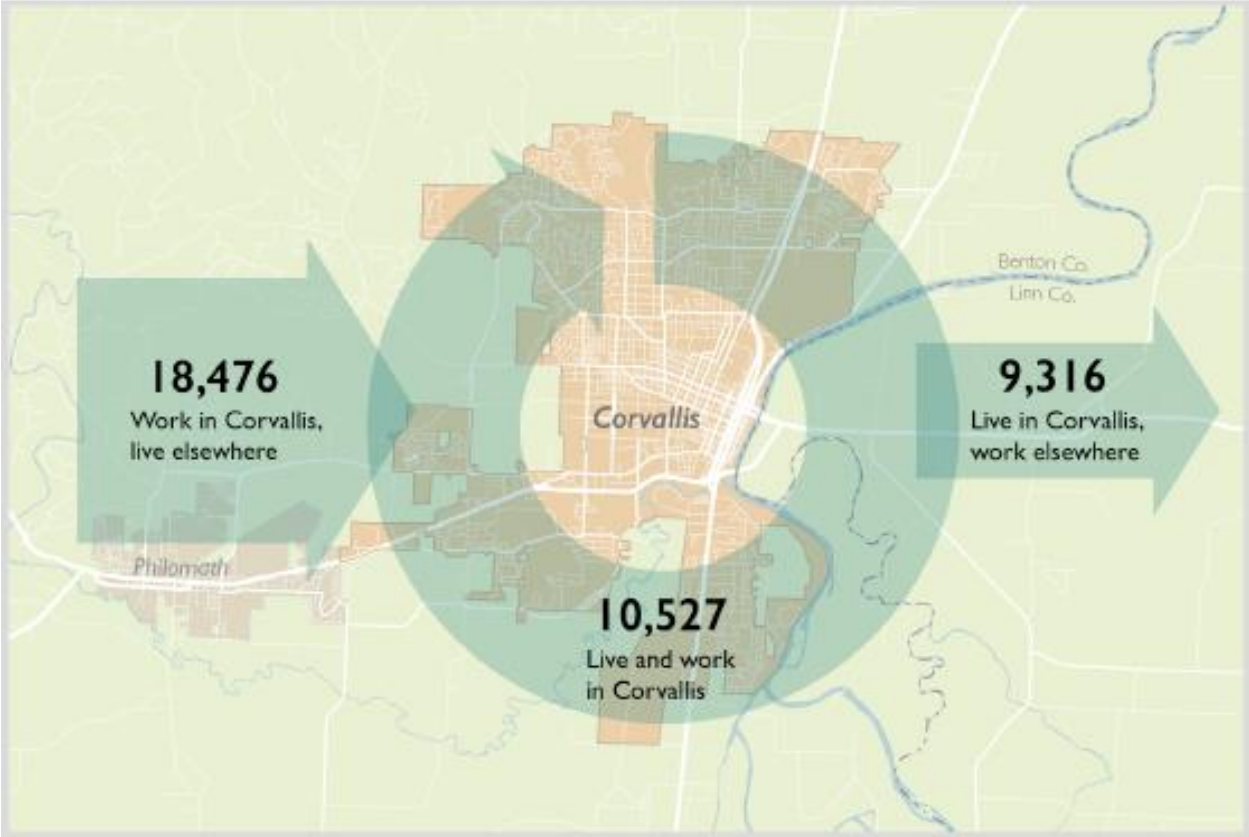
The Corvallis City Council is concerned about these trends and for FY 2013-14, the City Council established a goal related to gaining a better understanding of the dynamics affecting the City's housing market. This goal has two elements:

[4] The following information is based on data from Zillow and the 2008-2012 American Community Survey. The 5-year American Community Survey estimate is the most recently available source of data for Corvallis and the four comparison cities because Lebanon has few enough people that the best available data is from the 5-year estimate.

1. Develop comprehensive and objective information about the demands for housing in the Corvallis Urban Growth Boundary and the causes of the current housing mix; and
2. Create policies, regulations, and strategies to help meet the housing needs of those who live here or wish to live here.

The Council Committee also posed a series of questions that can only be answered through market and survey research. The questions build from the assumption that there is a need to better balance housing supply with housing demand. Exhibit 1 shows that nearly twice as many people commute to Corvallis to work as live in Corvallis and work elsewhere. The inflow/outflow of workers and residents is commonly referred to in the planning literature as "jobs-housing balance." The factors that lead to jobs-housing imbalances are many. In summary, the central question addressed in this survey was "Why do Corvallis workers choose to live in other places?"

Exhibit 1. Inflow and Outflow of Corvallis Workers, 2011



Source: U.S. Census Longitudinal Employer-Household Dynamics, OnTheMap

Exhibit 2 shows the places where workers in Corvallis lived in 2011. Thirty-six percent of works in Corvallis lived in Corvallis in 2011. However, 64% of workers in Corvallis live in other cities.

Exhibit 2. Places where workers in Corvallis lived, 2011

Location	Number	Percent
Corvallis	10,527	36%
Albany	3,522	12%
Philomath	860	3%
Portland	673	2%
Lebanon	618	2%
Salem	564	2%
Eugene	518	2%
Hillsboro	252	1%
Monmouth	231	1%
Adair Village	171	1%
All Other Locations	11,067	38%
Total	**29,003**	**100%**

Source: U.S. Census Longitudinal Employer-Household Dynamics, OnTheMap

Exhibit 3 shows the places that residents of Corvallis were employed in 2011. Over 50% of residents of Corvallis were employed in Corvallis in 2011. However, Forty-seven percent of Corvallis' residents worked in other cities in 2011.

Exhibit 3. Places the residents of Corvallis were employed, 2011

Location	Number	Percent
Corvallis	10,527	53%
Albany	1,386	7%
Salem	829	4%
Portland	745	4%
Eugene	719	4%
Philomath	281	1%
Lebanon	210	1%
Springfield	198	1%
Tigard	164	1%
Beaverton	152	1%
All Other Locations	4,632	23%
Total	**19,843**	**100%**

Source: U.S. Census Longitudinal Employer-Household Dynamics, OnTheMap

1.2 Organization of this Report

This report presents the results of a survey of individuals that work in Corvallis. The remainder of this report is organized as follows:

Chapter 2 Survey Methodology provides an overview of the sampling challenge presented by this project and how ECONorthwest worked with the Council Committee to develop the survey methodology and the survey instrument. It also provides a discussion of how the survey was administered and analyzed.

Chapter 3 Survey Findings presents the results of the survey. It begins with a discussion of the characteristics of survey respondents. The remainder of the chapter is organized in the order the questions were asked on the survey.

Chapter 4 Conclusions and Implications for Further Study highlights key survey findings in the context of potential policy options that would attempt to address specific housing issues and needs.

Appendix A Survey Results for Respondents Living Inside of Corvallis presents the results of the survey for people who live and work inside of Corvallis.

Appendix B Survey Instrument presents a copy of the survey.

Appendix C Transcript of Written Survey Comments includes the written comments for all comments respondents provided to open-ended survey questions.

2 Survey Objectives and Methodology

This chapter expands on the study objectives and describes the methods ECO used to develop, administer, and analyze the survey.

2.1 Study Objectives

The overarching objective of this research is to inform a policy discussion on housing at the City Council level. The stated Council Subcommittee goals for housing in FY 13-14 were:

1. Develop comprehensive and objective information about the demands for housing in the Corvallis Urban Growth Boundary and the causes of the current housing mix; and
2. Create policies, regulations, and strategies to help meet the housing needs of those who live here or wish to live here.

Thus, the focus is on policy and collecting data that will inform policy. This study addresses a relatively narrow, but important, subset of the overall Council goals: why households that have one or more individuals that work in Corvallis choose to live in other communities or rural areas.

In refining the project objectives, ECONorthwest worked closely with the Council Subcommittee and City Staff to develop a highly focused survey. The survey addressed the following topics:

- Home origins to determine whether the respondent is a commuter or lives within Corvallis
- Characteristics of the respondent's existing dwelling, such as type and size of dwelling, tenure (ownership), amenities, and housing costs
- Housing preferences, such as type and size of dwelling, tenure (ownership), location, housing amenities, and housing costs
- Locational preferences, such as access to outdoor recreation, access to urban amenities, proximity to family, need to live near another city or location
- Desire of people not living in Corvallis to live in Corvallis
- Reasons for not living in Corvallis, such as housing costs, availability of the type of housing they prefer, preference for rural lifestyle, spouse working in a different location
- Demographic characteristics, such as age, sex, race, ethnicity, number of people in their household, and income

2.2 Study Approach

Before describing the survey methods, it is useful to review a few key survey concepts.

- Population – the universe of interest. The sample population is often referred to as "N." In this instance, the sample population is individuals that work in Corvallis but live outside the city limits.

- Sample frame – the sample frame is the source or device from which a sample is drawn. In short, it is a list of all those in the population who can be sampled. For this survey, no easily available comprehensive list was available for the sample frame, making a random sampling methodology difficult.

- Sample size – the number of samples drawn from the sample population.

A key challenge of this survey is that a comprehensive list of people that work in Corvallis, but live outside the City does not exist. Thus, the approach ECO used involved accessing the target population (commuters) through employers. Moreover, because we did not have a list with key information (e.g., names, addresses, etc.) of the population, ECO used an online survey tool to collect responses.

The approach that the Council Subcommittee and ECO used is known as **convenience sampling.** This approach is commonly used in exploratory research where the objective is to obtain an inexpensive approximation of the truth. **By definition, convenience sampling is a non-probability methodology. As such, the sample results cannot be inferred to the population—they are representative of the individuals that responded to the survey**. Because a convenience sampling methodology was used, a key objective of survey administration was to get the largest number of responses possible.

2.2.1 How many people to survey

Theoretically, the best methodology of gathering valid and reliable data on a population is to conduct a random sample survey. With a sufficiently large random sample (about 400 randomly collected responses yields a result with a ±5% margin of error at the 95% confidence level), we would have the statistically valid results necessary to generalize the results from the survey to the entire population of commuters in Corvallis.

Given the complexity of administering the survey, including the fact that there is no easy way to get the names and contact information for individual commuters, conducting a random survey was not feasible. Through several meetings with the Council Subcommittee, we selected an approach that the Subcommittee felt

was both feasible to implement and would generate data that is sufficiently accurate to address the study objectives: survey as many commuters as we can (with the assistance of the businesses and business organizations described above) and try to get the highest number of responses possible.

2.3 Survey Methods

The first task in the project was to identify who should receive the survey. The key **population** was initially defined as individuals that work in Corvallis, but live elsewhere.

A key challenge of this survey is that a comprehensive list of people that work in Corvallis, but live outside the City does not exist. Thus, the approach to the survey involved accessing the target population (commuters) through employers. Based on discussions with the Council Subcommittee, the strategy was to administer the survey through a range of employers that are representative of Corvallis employers by size and sector.

2.3.1 Survey development

We worked closely with the Council Committee to develop a general framework for the survey and to review and get feedback on specific questions. We field-tested the survey with about 20 individuals in the target population. We revised the survey questions based on feedback from field testers.

Because there was no way to easily distinguish employees that live outside Corvallis from those that live within, ECO designed the survey with "skip" sequences that asked questions that were relevant to the respondent. For example, respondents that live within the city limit were not asked to respond to questions about why they live outside the city limit.

The survey instrument is provided in Appendix B.

2.3.2 Method of survey administration

There are multiple ways to conduct a survey, such as by mail, online, by phone, or in-person. The lack of a sample frame (a comprehensive list of commuters with addresses or phone numbers) precluded a mail or telephone approach. Moreover, the likely complexity of the survey questions, the ease of distributing links, and the capabilities of online survey vendors, made an online survey the preferred method of survey administration. The approach was to get participating employers to email a link to the online survey to their employees.

2.4 Survey Administration

We worked with City staff and the Council Committee to identify organizations to contact and asked them to invite their employees to participate in the survey. We identified organizations in the following ways:

- **Target specific large businesses** in Corvallis, such as Oregon State University, Good Samaritan Hospital, the City of Corvallis, Benton County, the Corvallis School District, the Corvallis Clinic, Hewlett Packard, and CH2MHill. Someone involved in developing the survey (City staff, City Councilor, or ECONorthwest staff) made direct email or phone contact with a person at these organizations, asking them to participate in the survey.
- **Invite businesses to participate through a business association**, such as the Downtown Corvallis Association, Corvallis Chamber of Commerce, and the Corvallis Independent Business Association. Each of these associations sent at least two emails to their members, asking them to participate in this survey. The willing businesses filled out a four-question survey, telling us their business name, a contact, their industrial sector, and the number of employees at the business.
- **Invite businesses to participate by word-of-mouth**. Some businesses were invited to participate by members of the Council Committee or other city officials. The willing businesses filled out a four-question survey, telling us their business name, a contact, their industrial sector, and the number of employees at the business.

A total of 44 organizations agreed to distribute the survey to their employees, with a total of nearly 11,000 employees at the participating organizations. In total, Corvallis had nearly 30,000 employees, at 1,900 organizations in 2012.[5] About one-third of people working at businesses and other organizations in Corvallis were asked at least once to participate in the survey.

The characteristics of participating employers were:

- **Relatively large.** Eight of the 44 participating employers had at last 200 employees. Corvallis has a total of nine employers with at least 200 employees. The average number of employees per participating organization was more than 700. In comparison, the average size of an employer in Corvallis is 15 employees per employer.

[5] This estimate is based on Oregon Employment Department's Quarterly Census of Employment and Wages for Corvallis in 2012.

- **In Education, Health Care, or Government sectors.** Ninety-five percent of employees invited to take the survey were in Education (OSU and the School District), Health Care (Good Samaritan Hospital and the Corvallis Clinic) or in Government (the City of Corvallis and Benton County). These sectors account for 45% of employment in Corvallis.
- **Smaller organizations in other sectors.** Thirty-six of the participating organizations, representing about 500 employees, were predominantly smaller (with fewer than 10 employees). These organizations were in a range of sectors, such as finance, insurance, accommodations, food service, information, retail, or other service sectors.

ECO administered the survey via QuestionPro, an online survey service,. The survey was active from May 14th through June 13th. We sent each organization an email to forward to their employees. This email explained the purpose of the survey, asked them to participate, and provided a link to the survey.

Each organization was sent this email twice, once at the beginning of the survey and then one or two weeks before the survey closed.

2.5 Survey Analysis

We analyzed the survey using SPSS (IBM's Statistical Package for the Social Sciences) statistical software. This analysis included basic descriptive statistics, as well as cross-tabulation of data to describe different results for different respondent groups. For example, the analysis explored differences in what respondents who live outside of Corvallis pay for housing, compared to respondents who live inside of Corvallis, for both homeowners and renters.

This analysis does not include inferential statistics, which are designed to determine causal relationships or correlations and are not appropriate because this is not a random sample survey.

We also include qualitative analysis of open-ended questions within the report. Appendix C includes the full comments from the open-ended responses.

3 Survey Findings

This chapter shows the housing preferences for survey respondents who work in Corvallis but chose to live outside of Corvallis. While this chapter focuses on the survey results for respondents who live outside of Corvallis, it presents results of respondents living inside of Corvallis to provide context for the survey results.

Forty-nine percent of respondents live within the Corvallis city limits and 50% of respondents live outside of the Corvallis city limits (n=3,332). About 1% were uncertain. This chapter presents the results of the survey for respondents living outside of Corvallis' city limits (n=1,681).

Because we used a non-probability sampling method, **the results presented in this chapter are for the sample only and should not be inferred to be representative of the entire population**. The sample size (1,681) is about 9% of the 18,476 individuals that work in Corvallis and live elsewhere.

Results for respondents living inside the city limits that are not presented in this Chapter can be found in Appendix A.

3.1 Characteristics of Current Housing

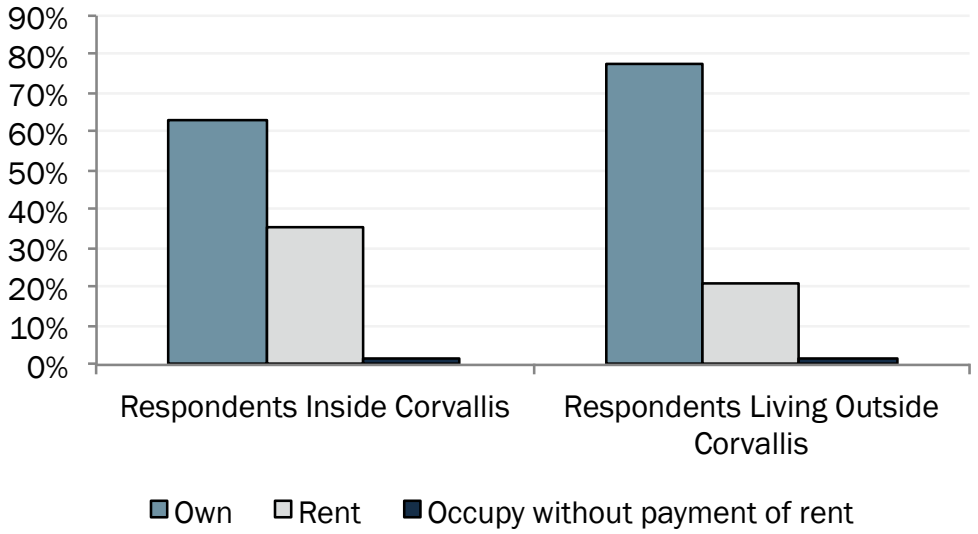
This section presents the characteristics of survey respondents' current housing. While it focuses on respondents living outside of Corvallis, it also presents responses from respondents living inside of Corvallis, to show the difference between the two survey groups.

3.1.1 Tenure

Exhibit 4 shows the housing tenure for survey respondents living inside and outside Corvallis. More respondents living outside Corvallis owned their residence (78%) than respondents living inside Corvallis (63%). Additionally, more respondents living inside Corvallis rented (35%) than respondents living outside Corvallis (21%).

Question: Do you rent or own the residence you live in?

Exhibit 4. Housing Tenure
n= 1,615 for respondents living inside Corvallis; n=1,671 for respondents living outside Corvallis



Source: Corvallis Housing Survey

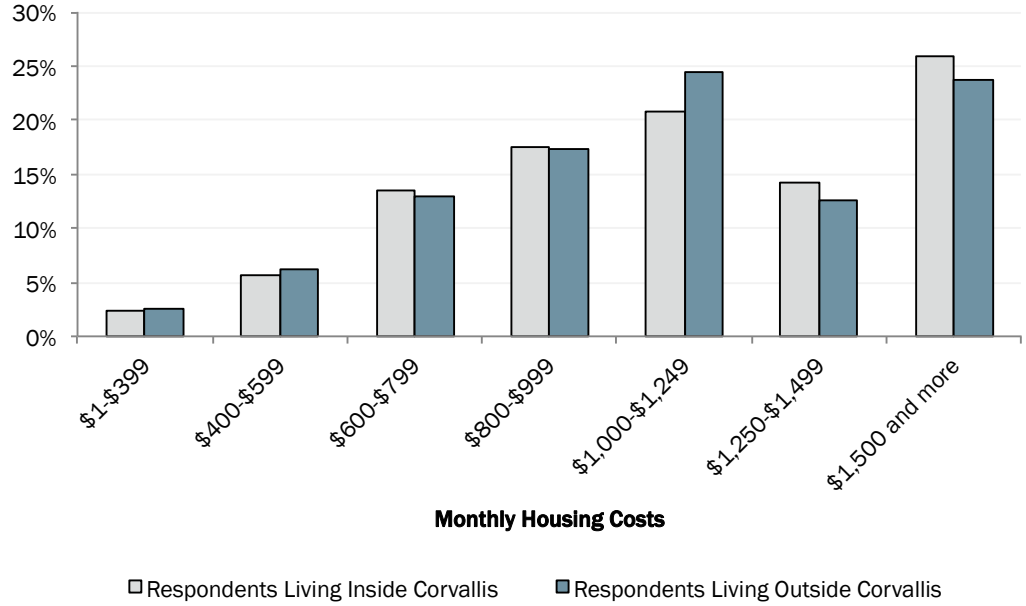
3.1.2 Housing Costs

The housing survey asked respondents approximately how much they paid for housing per month, not including utilities. Respondents living outside Corvallis paid on average $1,078 (median of $1,050) on housing monthly compared to respondents living inside Corvallis paid on average $1,082 (median of $1,050) monthly for housing.

Exhibit 5 shows that respondents living outside Corvallis paid about the same for housing costs as respondents living inside Corvallis. Respondents living outside Corvallis were less likely to pay $1,250 and more a month (36% of respondents), compared with 40% of respondents living inside Corvallis.

Question: Approximately how much is the house payment/rent PER MONTH for the residence you live in not including utilities?

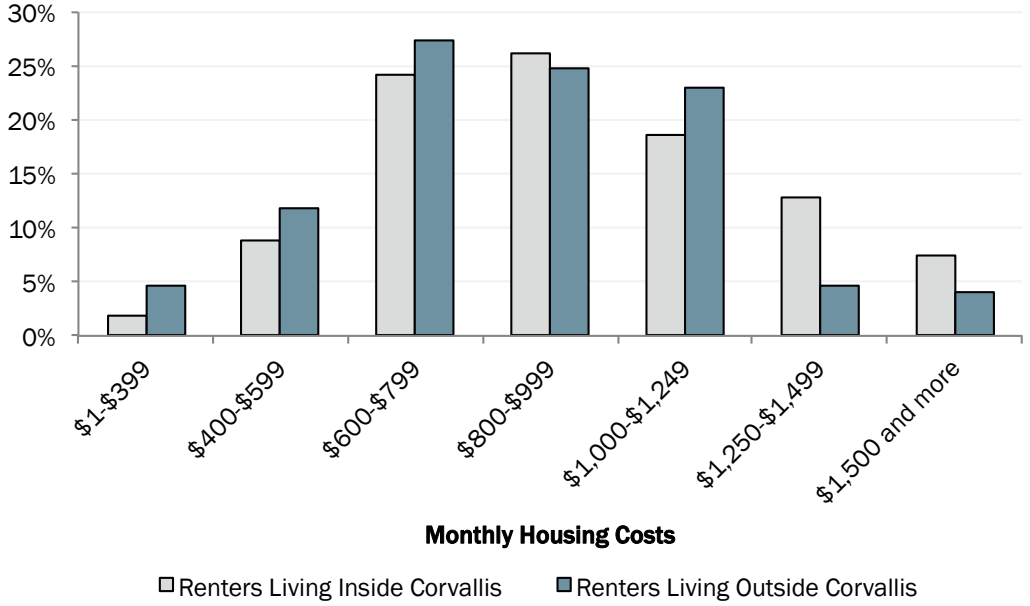
Exhibit 5. Monthly Housing Costs Excluding Utilities
n= 1,451 for respondents living inside Corvallis; n=1,523 for respondents living outside Corvallis



Source: Corvallis Housing Survey

Exhibit 6 shows renters' monthly housing cost for respondents living inside and outside Corvallis. Respondents living outside Corvallis paid an average of $857 for rent (median of $825), compared with $950 for respondents living inside Corvallis (median of $900). Renters living outside Corvallis were less likely to pay $1,250 or more per month on rent (9% of respondents outside Corvallis), compared with 20% of respondents living inside Corvallis.

Exhibit 6. Renters' Monthly Housing Cost Excluding Utilities
n= 569 for respondents living inside Corvallis; n=348 for respondents living outside Corvallis

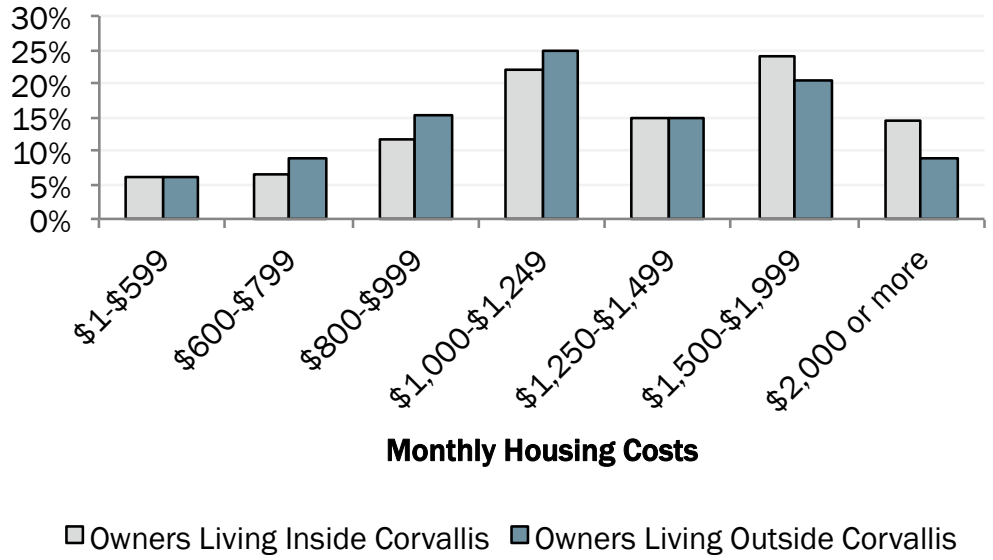


Source: Corvallis Housing Survey

Exhibit 7 shows owners monthly housing cost for respondents living inside and outside Corvallis. Respondents living outside Corvallis paid an average of $1,156 for housing (median of $1,100), compared with $1,182 for respondents living inside Corvallis (median of $1,200).

Homeowners living outside Corvallis paid less for housing per month than homeowners living inside Corvallis. Thirty percent of respondents outside Corvallis paid $1,500 or more per month on housing, compared with 38% of respondents living inside Corvallis.

Exhibit 7. Owners Monthly Housing Costs Excluding Utilities
n= 865 for respondents living inside Corvallis; n=1,162 for respondents living outside Corvallis



Source: Corvallis Housing Survey

Exhibit 8 shows that respondents living outside Corvallis paid less monthly for housing than respondents living inside Corvallis. Respondents living outside Corvallis with a single-family residence paid an average of $1,148 for housing monthly (median of $1,100) compared to an average of $1,187 for respondents living inside Corvallis (median of $1,200). Additionally, respondents living outside Corvallis are less likely to pay over $1,250 for a single-family residence (42%), compared with 54% of respondents living inside Corvallis.

Similarly, respondents living outside Corvallis paid an average of $756 for housing monthly (median of $750) for other housing types compared to $810 for respondents living inside Corvallis (median of $800). Additionally, respondents living outside Corvallis are less like to pay over $800 for other housing types (44%), compared to 53% of respondents living inside Corvallis.

Exhibit 8. Monthly Housing Costs by Respondents' Housing Type - Respondents Living Inside and Outside Corvallis

	Single family home detached from any other house		Other Housing Types**	
Monthly Housing Cost	Respondents Living Inside Corvallis	Respondents Living Outside Corvallis	Respondents Living Inside Corvallis	Respondents Living Outside Corvallis
$1-$399	2%	2%	2%	5%
$400-$599	2%	4%	12%	17%
$600-$799	6%	8%	32%	34%
$800-$999	12%	16%	31%	24%
$1,000-$1,249	24%	27%	13%	12%
$1,250-$1,499	18%	14%	6%	4%
$1,500 and more	36%	28%	3%	4%
Median	$1,200	$1,100	$800	$750
Average	$1,187	$1,148	$810	$756
Number of Respondents	1007	1234	418	255
Percent of Respondents*	71%	83%	29%	17%

Note: Table totals down

*Note: Percent of Respondents is percent of total respondents either living inside Corvallis or living outside Corvallis.

** townhouse or rowhose, mobile home or manufactured home, condominium, duplex 2 unit structure, apartment structure with 3 or more units, residing with another family

Source: Corvallis Housing Survey

Exhibit 9 shows that regardless of residence size, a larger percentage of respondents living outside Corvallis paid less for housing monthly than respondents living inside Corvallis.

Exhibit 9. Monthly Housing Costs by Respondents' Size of Residence - Respondents Living Inside and Outside Corvallis

	Less than 1,200 sq. ft.		1,200 to 2,000 sq. ft.		2,000 sq. ft. or more	
Monthly Housing Cost	Living Inside Corvallis	Living Outside Corvallis	Living Inside Corvallis	Living Outside Corvallis	Living Inside Corvallis	Living Outside Corvallis
$1-$399	2%	4%	3%	2%	3%	2%
$400-$599	9%	13%	4%	3%	2%	5%
$600-$799	25%	30%	6%	9%	3%	5%
$800-$999	28%	28%	13%	17%	4%	8%
$1,000-$1,249	20%	19%	26%	33%	13%	16%
$1,250-$1,499	11%	4%	20%	17%	12%	12%
$1,500 and more	5%	3%	29%	19%	62%	52%
Median	$975	$830	$792	$700	$1,500	$1,400
Average	$935	$820	$761	$712	$1,414	$1,352
Number of Respondents	621	393	473	675	334	422
Percent of Respondents*	43%	26%	33%	45%	23%	28%

Note: Table totals down

*Note: Percent of Respondents is percent of total respondents either living inside Corvallis or living outside Corvallis.
Source: Corvallis Housing Survey

Additionally, Exhibit 10 shows that a larger percentage of respondents living outside Corvallis paid a lower cost monthly by lot size than respondents living inside Corvallis.

Exhibit 10. Monthly Housing Costs by Respondents' Lot Size – Respondents Living Inside and Outside Corvallis

	6,000 sq. ft. or less		6,000 to 10,000 sq. ft.		10,000 to 20,000 sq. ft.		20,000 sq ft or more	
Monthly Housing Payment	Respondents Living Inside Corvallis	Respondents Living Outside Corvallis	Respondents Living Inside Corvallis	Respondents Living Outside Corvallis	Respondents Living Inside Corvallis	Respondents Living Outside Corvallis	Respondents Living Inside Corvallis	Respondents Living Outside Corvallis
$1-$399	4%	3%	3%	1%	2%	3%	0%	2%
$400-$599	6%	7%	3%	3%	2%	5%	6%	5%
$600-$799	11%	13%	5%	10%	5%	9%	6%	9%
$800-$999	15%	22%	12%	21%	12%	16%	8%	10%
$1,000-$1,249	24%	33%	22%	30%	23%	24%	11%	21%
$1,250-$1,499	16%	11%	19%	16%	13%	15%	21%	13%
$1,500 and more	23%	12%	36%	18%	43%	29%	49%	39%
Median	$1,080	$1,000	$1,200	$1,100	$1,200	$1,119	$1,325	$1,150
Average	$1,052	$1,003	$1,204	$1,138	$1,298	$1,136	$1,287	$1,151
Number of Respondents	362	267	437	311	217	221	53	495
Percent of Respondents*	34%	21%	41%	24%	20%	17%	5%	38%

Note: Table totals down
*Note: Percent of Respondents is percent of total respondents either living inside Corvallis or living outside Corvallis.
Source: Corvallis Housing Survey

3.1.3 Housing Cost Burden

Exhibit 11 shows 35% of respondents living inside Corvallis are cost burdened, meaning they spend 30% of their gross income on housing costs, including payments and interest or rent, utilities, and insurance.[6] This is slightly more than the 34% of respondents living outside Corvallis. Additionally, renters outside Corvallis (42%) experience cost burden less often than renters inside Corvallis (46%). However, owners outside Corvallis (31%) experience cost burden more often than owners inside Corvallis (28%).

Exhibit 11. Housing Cost Burden

Respondent Type	Cost Burden	Not Cost Burden	Number of Respondents
All Respondents			2,270
Living Inside Corvallis	35%	65%	1,107
Living Outside Corvallis	34%	66%	1,163
Renters			727
Living Inside Corvallis	46%	54%	444
Living Outside Corvallis	42%	58%	283
Owners			1,485
Living Inside Corvallis	28%	72%	634
Living Outside Corvallis	31%	69%	851

Note: Table totals across

Source: Corvallis Housing Survey[7]

[6] Cost burden is a concept used by HUD. Utilities included with housing cost include electricity, gas, and water, but do not include telephone expenses. While cost burden is a useful concept in understanding housing affordability issues, it has limitations that can distort results. Cost burden does not consider the impact of household size or accumulated assets. As a result a single-person household with an annual income of $20,000 and accumulated assets of $500,000 could be in the same category of cost burden as a family of seven with an annual income of $20,000 and no accumulated assets

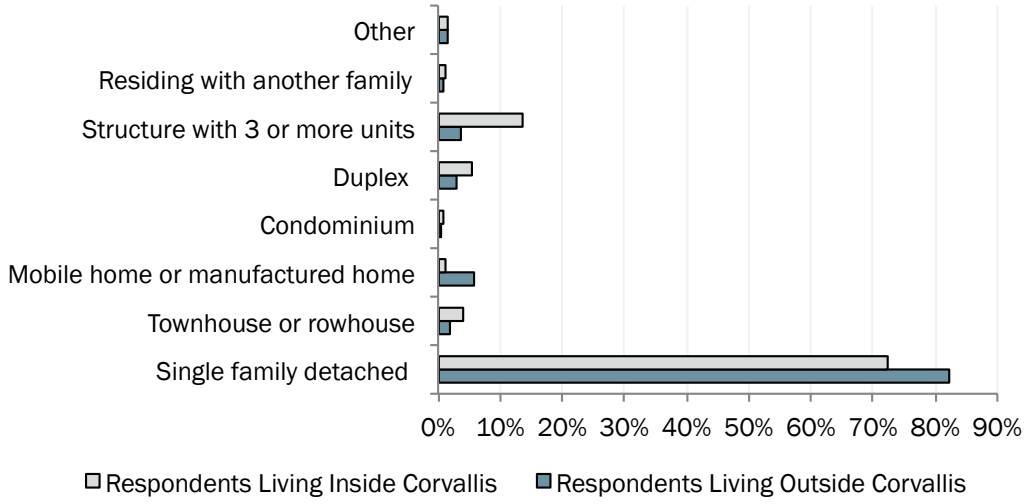
[7] Respondents living inside and outside Corvallis do not add to 100%; some respondents chose "uncertain" when asked if they lived inside Corvallis.

3.1.4 Housing Characteristics

Exhibit 12 shows that most survey respondents chose to live in single-family detached housing. Respondents living outside Corvallis tended to live in single-family detached units more often at 82% of respondents compared with 72% of respondents living inside Corvallis. Respondents living inside Corvallis frequently chose a structure with 3 or more units (14%) when not living in a single family detached unit.

Question. What type of residence do you live in?

Exhibit 12. Residence Type
n= 1,618 for respondents living inside Corvallis; n=1,669 for respondents living outside Corvallis

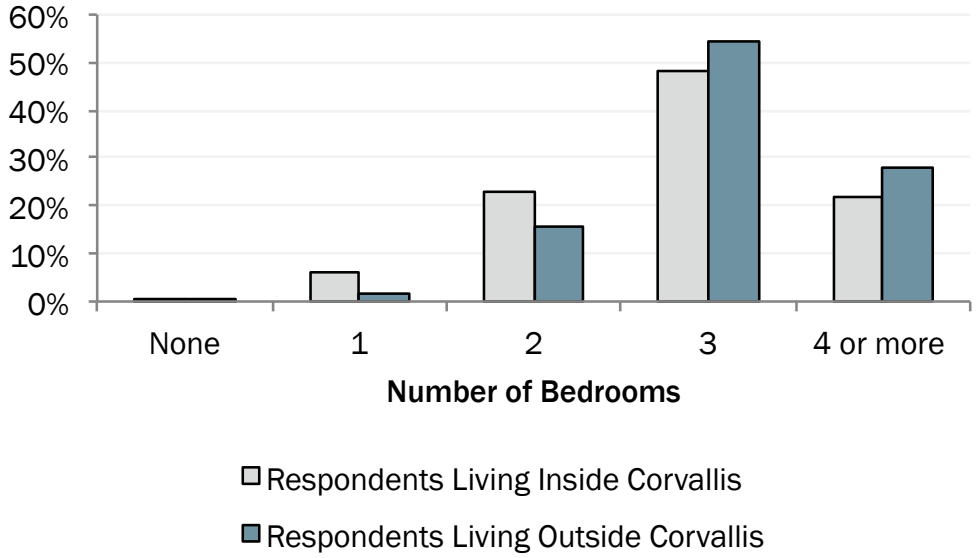


Source: Corvallis Housing Survey

In general, respondents living outside Corvallis tend to have more bedrooms in their residence, as shown by Exhibit 13. Fifty-five percent of respondents living outside Corvallis had three bedrooms and 28% had four or more bedrooms. In comparison, 48% respondents living inside Corvallis had 3 bedrooms and 22% had four or more bedrooms.

Question. How many bedrooms do you have in your residence?

Exhibit 13. Number of Bedrooms in Residence
n= 1,595 for respondents living inside Corvallis; n=1,637 for respondents living outside Corvallis

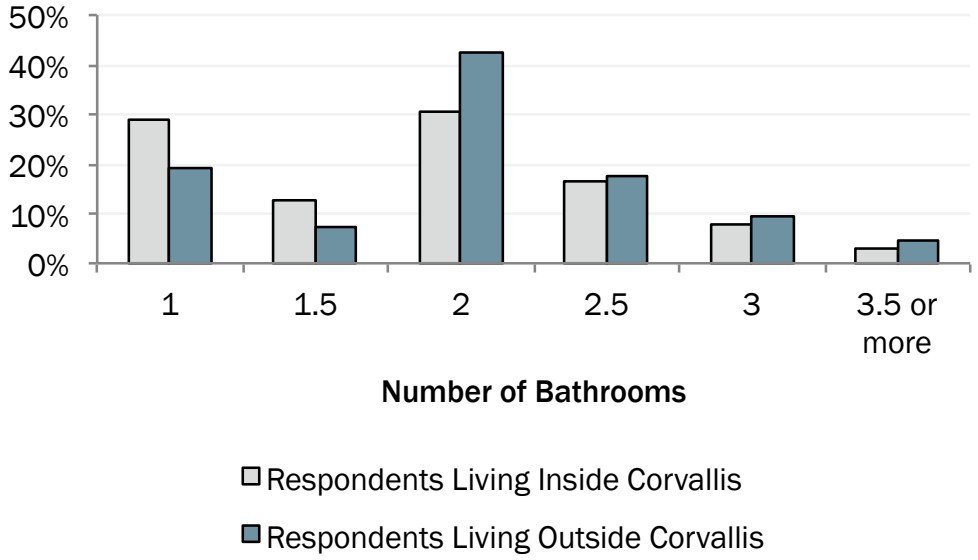


Source: Corvallis Housing Survey

Respondents living outside Corvallis also had more bathrooms in their residence, as shown by Exhibit 14. Seventy-four percent of respondents living outside Corvallis had two or more bathrooms in their residence, compared with 58% of respondents living inside Corvallis.

Question. How many bathrooms do you have in your residence?

Exhibit 14. Number of Bathrooms in Residence
n= 1,600 for respondents living inside Corvallis; n=1,648 for respondents living outside Corvallis

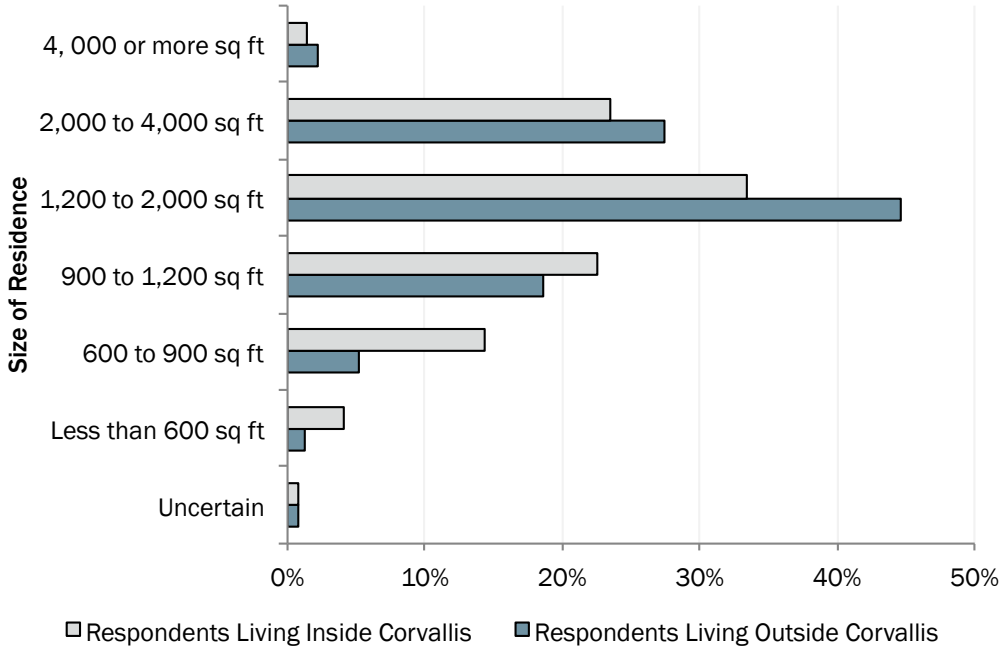


Source: Corvallis Housing Survey

Generally, respondents living outside Corvallis had a larger residence than respondents living inside Corvallis, as shown by Exhibit 15. Seventy-two percent of respondents living outside Corvallis had a residence between 1,200 to 4,000 square feet, compared to 57% of respondents living inside Corvallis.

Question. Approximately, how large is your residence?

Exhibit 15. Size of Residence
n= 1,613 for respondents living inside Corvallis; n=1,654 for respondents living outside Corvallis

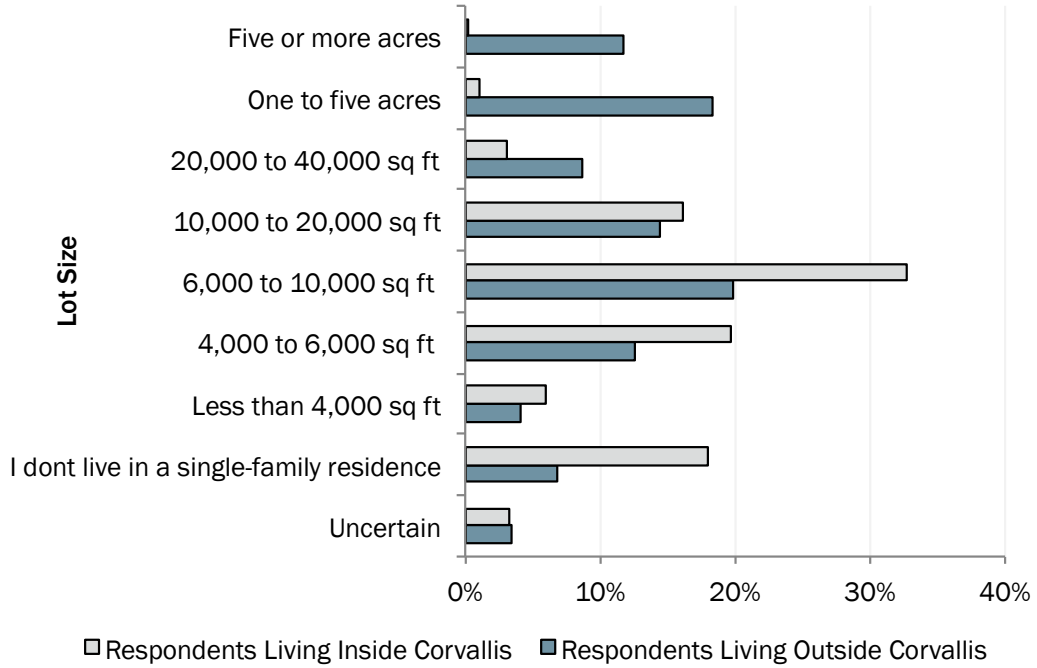


Source: Corvallis Housing Survey

Exhibit 16 shows respondents living outside Corvallis have larger lots than residents living inside Corvallis. Twenty-three percent of respondents living outside Corvallis had a lot between 10,000 and 20,000 square feet and 30% had a lot over one acre. In comparison, the majority of respondents living inside Corvallis (58%) had a lot smaller than 10,000 square feet.

Question. If you live in a single-family residence, approximately how large is the lot your residence is on?

Exhibit 16. Lot Size of Single-Family Residence
n= 1,561 for respondents living inside Corvallis; n=1,647 for respondents living outside Corvallis



Source: Corvallis Housing Survey

3.1.5 Current Housing Preferences for Respondents Living Outside of Corvallis

The housing survey asked respondents the reasons they moved to their current residence and community (Exhibit 17). Respondents living outside Corvallis most frequently chose their current residence and community because they wanted a more affordable home (42%), wanted a rural setting (36%), wanted to own (35%), wanted a good place to raise children (31%), wanted a larger residence (22%), and wanted a better location (19%). Fewer than 5% of respondents living outside Corvallis moved to their current residence because they wanted a different climate, to be closer to services, to rent, to downsize, wanted a smaller residence, or retired and moved to Corvallis.

In comparison, respondents living inside Corvallis most frequently chose their current residence because they wanted to be closer to work (40%), change in employment (36%), wanted a good place to raise children (34%), and wanted to own (28%).

Question. What are the reasons you moved to your residence and community?

Exhibit 17. Reasons for Choosing Current Residence – Respondents Living Outside Corvallis
n=1,681 for respondents living outside Corvallis

Reason	Number of Respondents	Percent
Wanted more affordable home	712	42%
Rural setting	597	36%
Wanted to own	588	35%
Good place to raise children	516	31%
Wanted a larger residence	368	22%
Other please specify	365	22%
Wanted better location	319	19%
Wanted a better home condition	281	17%
Change in employment transfer new job etc.	278	17%
Quality of schools	277	16%
Wanted to live near relatives	263	16%
Chose this community after extensive comparison of other communities	234	14%
Make commuting easier for spouse or partner	200	12%
Less crime	193	11%
Closer to work	169	10%
Change in maritalrelationship status	147	9%
Change in family size	131	8%
Wanted to live in a different climate	75	4%
Wanted a home closer to services e.g. shopping medical daycare	70	4%
Wanted to rent	50	3%
Wanted to downsize	34	2%
Wanted a smaller residence	32	2%
Retired and wanted different location	9	1%

Source: Corvallis Housing Survey

Other common reasons for choosing their current residence include:

- Amenities
- Change in employment
- Change in marital/relationship status
- Closer to work
- Good place to raise children
- Life circumstances
- Lower housing costs
- Make commute easier for significant other
- More than one reason
- Neighborhood or community feel/character
- Purchased or inherited family home/business
- Quality of life
- Quality of schools
- Retired to new location
- Rural setting
- Ties to community, friends, or family
- Wanted a better home condition
- Wanted a smaller residence
- Wanted a better location
- Wanted a larger residence
- Wanted more space/land
- Wanted to downsize
- Wanted to live near relatives
- Wanted to own
- Wanted to rent

Appendix C provides more details about other reasons respondents chose their current residence.

Exhibit 18 shows that respondents living outside Corvallis indicated affordable rent/mortgage (92%), privacy (92%), quieter environment (90%), and size/number of bedrooms (89%) were important or very important when they choose a residence. Respondents living outside Corvallis indicated that the following attributes are less frequently important when they choose a residence: children's play area, RV or boat storage, and disabled access.

Respondents living inside Corvallis generally found the same features important when choosing a residence. However, respondents living outside Corvallis more frequently indicated large lot size (68%) as important when they choose a residence, as compared to 46% of respondents living inside Corvallis.

Question. Please RATE the importance or unimportance of the following features when you chose a residence.

Exhibit 18. Importance of Housing Features – Respondents Living Outside Corvallis

Feature	Very Unimportant	Unimportant	Neither Important Nor Unimportant	Important	Very Important	Not Applicable	Number of Respondents
Affordable Rent/Mortgage	2%	0%	3%	19%	73%	2%	1,644
Privacy	2%	0%	5%	42%	50%	1%	1,643
Quieter Environment	1%	1%	7%	41%	49%	1%	1,642
Size/Number of Bedrooms	2%	1%	8%	45%	44%	1%	1,645
Off-Street Parking	4%	4%	15%	35%	38%	5%	1,641
Fenced Yard	4%	7%	19%	30%	38%	3%	1,640
Large Lot Size	3%	5%	22%	33%	35%	2%	1,633
Energy Efficiency	2%	2%	16%	47%	31%	1%	1,636
Storage	1%	2%	14%	52%	30%	1%	1,633
Garden	4%	8%	26%	32%	28%	2%	1,642
Appearance, style, or architecture of house	2%	5%	20%	46%	26%	1%	1,643
Work Area/Shop or Barn	8%	12%	25%	27%	25%	4%	1,638
Childrens Play Area	11%	12%	22%	24%	18%	12%	1,629
RV or Boat Storage	23%	16%	22%	13%	11%	14%	1,630
Disabled Access	19%	19%	32%	8%	3%	20%	1,612

Note: Table totals across
Source: Corvallis Housing Survey

As show by Exhibit 19, respondents living outside Corvallis most frequently indicated neighborhood safety (92%), pleasant neighborhood (92%), and less traffic congestion (80%) were important or very important neighborhood characteristic when they choose a residence. Respondents living outside Corvallis rated urban setting, historic character, and distance from bus stops as important neighborhood characteristics less frequently.

Respondents living outside Corvallis more frequently indicated a rural setting (56%) was important when they choose a residence, compared with 17% of respondents living inside Corvallis. Additionally, respondents living outside Corvallis less frequently indicated distance from work (72%) and ease of bicycle commuting (24%) as important when they choose a residence compared to 89% and 60% of respondents living inside Corvallis.

Question. Please RATE the importance or unimportance of neighborhood characteristics when you choose a residence.

Exhibit 19. Importance of Neighborhood Characteristics – Respondents Living Outside Corvallis

Neighborhood Characteristic	Very Unimportant	Unimportant	Neither Important Nor Unimportant	Important	Very Important	Not Applicable	Number of Respondents
Neighborhood Safety	1%	1%	5%	37%	55%	2%	1,629
Pleasant Neighborhood	1%	1%	4%	44%	48%	2%	1,634
Less Traffic Congestion	2%	3%	14%	50%	30%	1%	1,636
Rural Setting	4%	8%	30%	29%	27%	2%	1,635
Open Areas/Parks	4%	6%	27%	41%	20%	2%	1,635
Distance from Work	2%	4%	22%	55%	17%	1%	1,635
Convenient Grocery Shopping	2%	7%	32%	46%	12%	1%	1,633
Availability of medical services	3%	9%	37%	39%	11%	2%	1,635
Distance from Recreation	4%	9%	41%	35%	10%	2%	1,630
Distance from Your Childrens School	10%	8%	21%	26%	10%	24%	1,630
Onstreet Parking	11%	14%	37%	25%	8%	6%	1,617
Ease of bicycle commuting	15%	17%	37%	16%	8%	8%	1,628
Urban Setting	14%	21%	44%	12%	5%	5%	1,627
Historic Character	15%	22%	46%	10%	3%	4%	1,628
Distance from Bus Stops	18%	21%	39%	12%	3%	8%	1,627

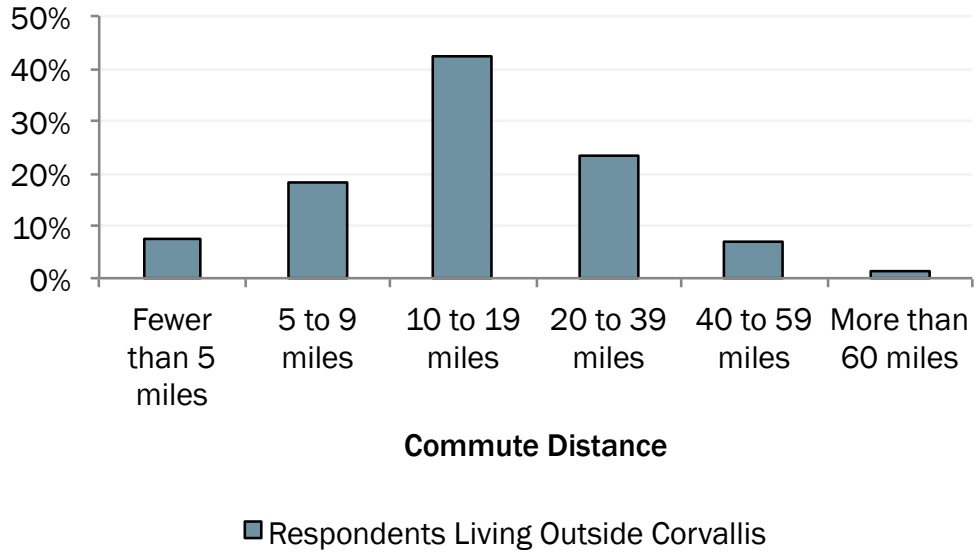
Note: Table totals across
Source: Corvallis Housing Survey

3.2 Commuting Habits

The majority of respondents living outside Corvallis (68%) commuted 19 miles or less to their place of work, as shown by Exhibit 20. Twenty-four percent of respondents commuted between 20 to 39 miles to their place of work in Corvallis and a few respondents living outside Corvallis commuted over 40 miles.

Question. Approximately how far is your commute from your current residence to your place of work in Corvallis?

Exhibit 20. Commute Distance to Work in Corvallis – Respondents Living Outside Corvallis
n= 1,677

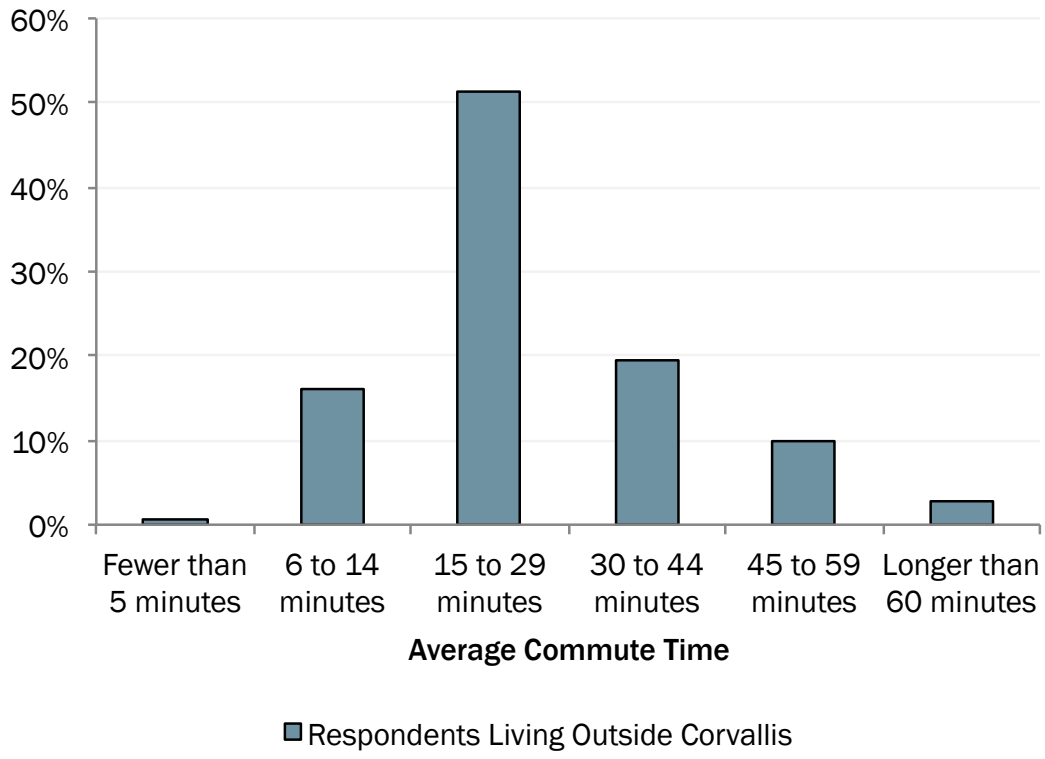


Source: Corvallis Housing Survey

Exhibit 21 shows over half of respondents living outside Corvallis commuted 15 to 29 minutes to their place of work in Corvallis. One-third of respondents living outside of Corvallis commuted 30 minutes or more.

Question. Approximately how long does your commute from your current residence to your place of work in Corvallis take, on average?

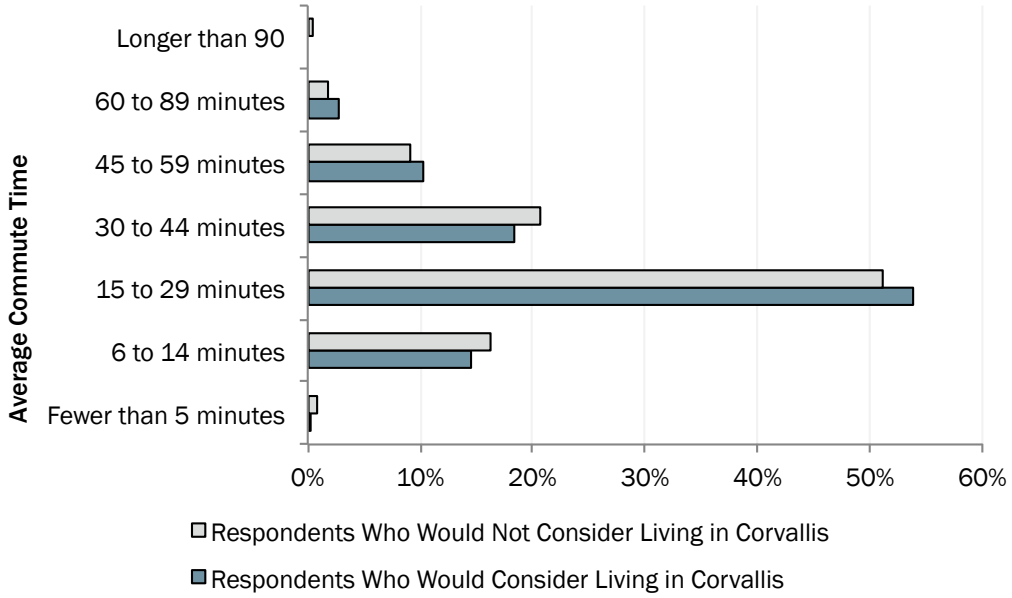
Exhibit 21. Average Commute Time to Work in Corvallis – Respondents Living Outside Corvallis
n= 1,675



Source: Corvallis Housing Survey

Exhibit 22 shows that respondents who would consider living in Corvallis have similar commute times to work in Corvallis as respondents who would not consider moving to Corvallis.

Exhibit 22. Average Commute Time for Respondents Who Would and Would Not Consider Living in Corvallis.
n= 672 for Respondents Who would consider living in Corvallis, n=743 for Respondents who would not consider living in Corvallis.

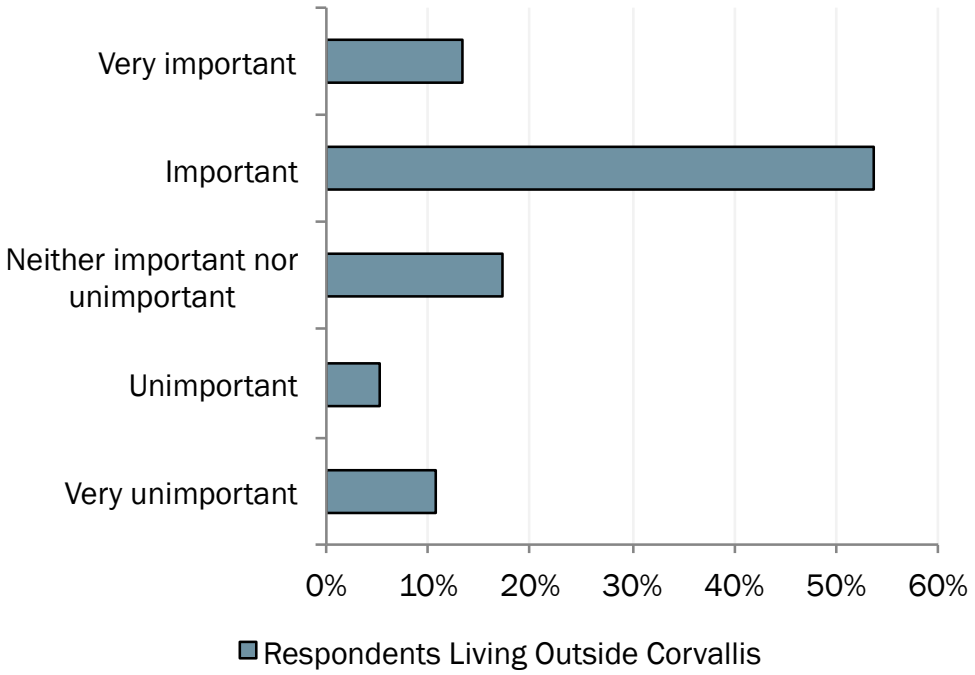


Source: Corvallis Housing Survey

Exhibit 23 shows that two-thirds of respondents living outside Corvallis indicated that commute time and commute costs were important or very important to where they chose to live. However, commute time and commute costs were indicated as not important to 16% of respondents when deciding where to live.

Question. How important or unimportant are commute time and commute costs to where you chose to live?

Exhibit 23. Importance of Commute Time and Commute Costs – Respondents Living Outside Corvallis
n= 1,667

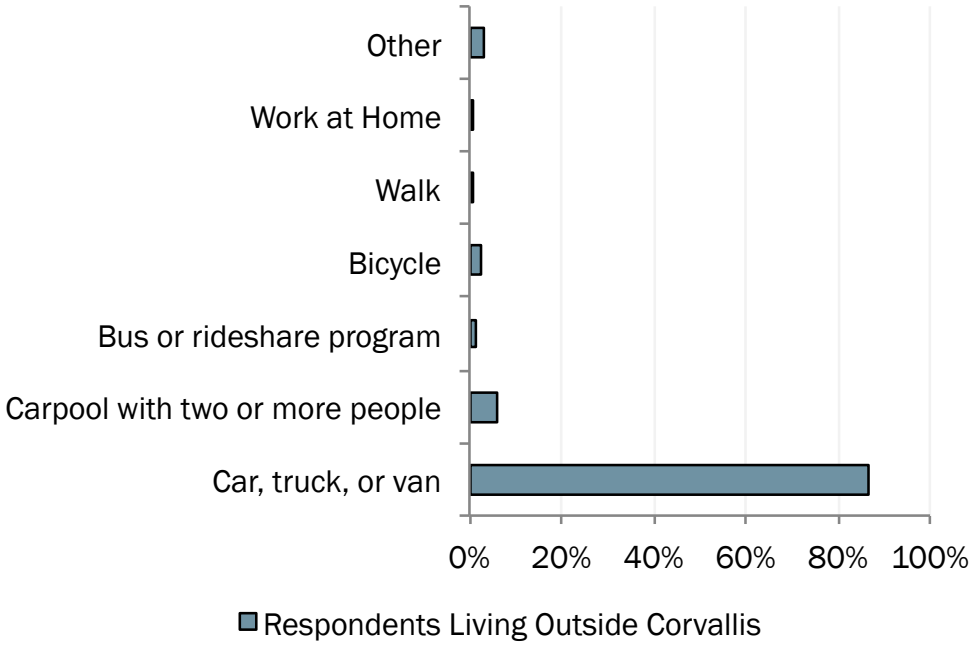


Source: Corvallis Housing Survey

Nearly 90% of respondents living outside Corvallis commuted to work by car, truck, or van on most days, as shown by Exhibit 24. Respondents living outside Corvallis used other forms of commuting less often.

Question. What transportation mode do you use to get to work on most days?

Exhibit 24. Mode of Transportation to Work – Respondents Living Outside Corvallis n= 1,678



Source: Corvallis Housing Survey

Other common modes of transportation to work include:

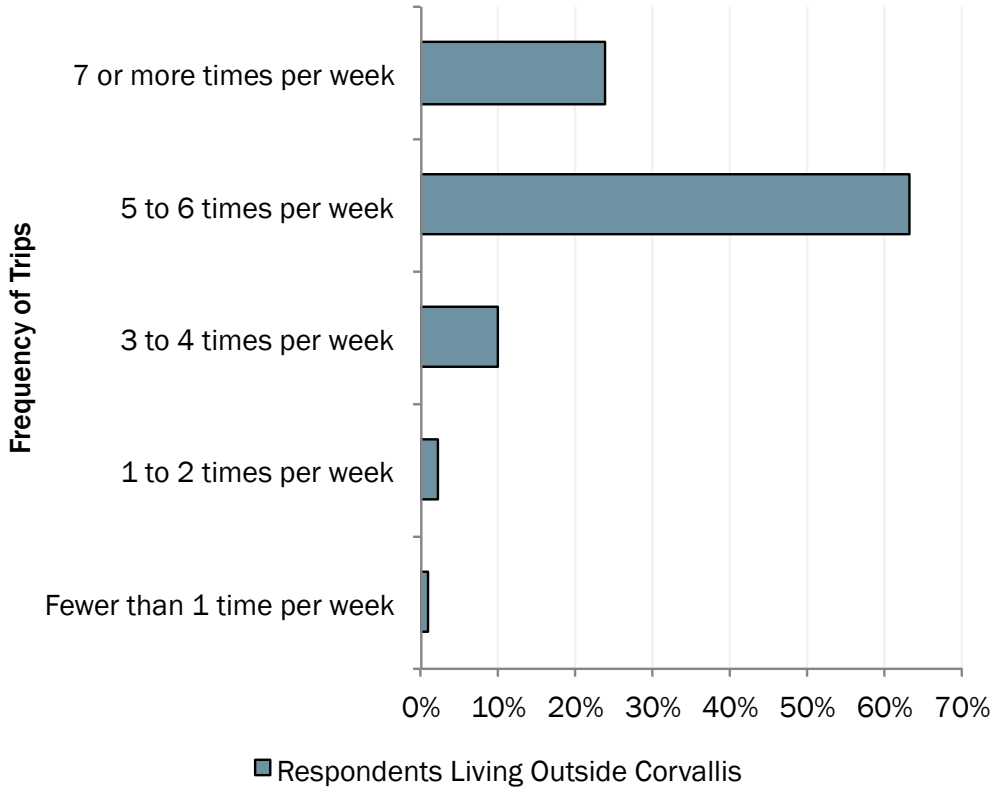
- Bicycle
- Car, truck, or van
- Carpool with two or more people
- More than one mode
- Motorcycle or scooter
- Work at home

Appendix C provides more details about other modes of transportation to work.

Exhibit 25 shows over 60% of respondents living outside Corvallis made 5 to 6 trips per week into Corvallis. A quarter of respondents made 7 or more trips per week into Corvallis.

Question. On average, how many trips do you take from your current residence into Corvallis each week?

Exhibit 25. Number of Weekly Trips into Corvallis – Respondents Living Outside Corvallis
n= 1,680



Source: Corvallis Housing Survey

Exhibit 26 shows activities and associated number of trips per week respondents living outside Corvallis took into Corvallis for each activity. Trips to work are the most frequent reason that respondents traveled to Corvallis. Eighty-one percent of respondents living outside Corvallis took five or more trips into Corvallis a week for work. Shopping is the next most frequent reason; 41% of respondents living outside Corvallis made one to two trips per week into Corvallis for shopping.

Question. How many times a week do you do the following in Corvallis?

Exhibit 26. Type and Frequency of Visits to Corvallis – Respondents Living Outside Corvallis

Activity	Fewer than 1 time per week	1 to 2 times per week	3 to 4 times per week	5 to 6 times per week	7 or more times per week	Not applicable	Number of Respondents
Work	1%	2%	**16%**	**78%**	**3%**	0%	1,657
Shopping	36%	**41%**	14%	4%	0%	4%	1,631
Eat Out at a Restaurant	56%	29%	7%	2%	0%	6%	1,644
Recreation or Swimming	64%	9%	4%	1%	0%	21%	1,630
Family or Social Activities	56%	20%	4%	1%	0%	19%	1,629
Children's Sporting Events	49%	5%	2%	1%	0%	42%	1,625
Personal Services (banking or hair cut)	65%	21%	3%	1%	0%	10%	1,631
Classes at OSU or LBCC	43%	3%	1%	1%	0%	52%	1,612
Medical Appointments	**84%**	5%	1%	0%	0%	10%	1,634
Cultural Events	73%	8%	1%	0%	0%	18%	1,627

Note: Table totals across
Source: Corvallis Housing Survey

Other reasons respondents traveled into Corvallis include:

- Child's school
- Church
- College sporting events
- Family or social activities
- More than one reason
- Professional services
- Recreation or shopping
- Volunteer

Appendix C provides more details about other reasons to go into Corvallis

3.3 Housing Affordability

A key determinate of housing choice is household income. This section presents information about housing affordability for survey respondents living outside and inside of Corvallis. Through this report, we use the following information to frame the discussion:

- **Cost of homeownership.** The median sales price for housing in Corvallis is nearly $270,000 in 2014.[8] On a monthly basis, housing costs would be about $1,900,[9] including the mortgage payment property taxes, utilities, and insurance. On average, respondents living inside of Corvallis who were homeowners had median housing costs of $2,400 per month including housing payment, utilities, insurance, and property taxes.
- **Cost of renting.** According to HUD, the fair market rent for a two-bedroom dwelling in Benton County in 2014 is about $825 per month and $1,215 for a three-bedroom dwelling. The median housing costs for survey respondents who rented and lived inside Corvallis was $1,150, including rent and utilities. According to the American Community Survey, the median rent in Corvallis is about $790.[10]
- **Income.** The U.S. Department of Housing and Urban Services (HUD) estimates that the median family income (MFI) for Benton County in 2014 is $69,400.[11] Using standard estimates of housing affordability, a household earning the MFI could afford to pay about $1,735 for housing per month or a house costing about $210,000.

This section (and subsequent sections) describes housing costs in relation to income, assuming that households pay no more than 30% of gross income (i.e., they are not cost burdened). This section divides households into the following categories of median family income:

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[8] Based on median sales prices from Zillow.com. The median sales price of housing in Corvallis has varied between about $227,000 and $272,000 from January 2010 to June 2014, generally staying above $240,000 each month.

[9] The actual cost of homeownership in Corvallis will vary based on a multitude of factors, including the cost of the dwelling, the mortgage terms (down payment, interest rate, and term of loan), and the costs of utilities, property taxes, and homeowners insurance. For this section, we assume a 30-year fixed mortgage with a loan rate of 4.5% and a 10% ($27,000) down payment. In addition to a monthly payment of about $1,250, the cost of insurance, property taxes, and utilities would add about $650 per month.

[10] U.S. American Community Survey, 2012-2010. The median rent is for all residents, including students living in dwellings (not dormitories).

[11] U.S. Department of Housing and Urban Development. FY 2014 Income Limits. Retrieved August 2014, from HUD.gov: http://www.huduser.org/portal/datasets/il/il14/or_RevSec8.pdf

- **Households with 60% or less of Benton County's MFI earn less than $41,600 per year.** These households can generally afford up to $1,040 per month in housing costs. According to HUD, the fair market rent for a two-bedroom dwelling in Benton County in 2014 is about $825 per month and $1,215 for a three-bedroom dwelling. Households with 60% of MFI would be able to afford lower-cost rental housing in Corvallis, below the median rent ($1,150) of survey respondents. Lower-income households in this income category, such as those earning less than about $30,000, may not be able to afford market rents in Corvallis without cost-burdening themselves or living in an alternative housing situation (e.g., multiple people to each bedroom).
- **Households with 60% to 120% of MFI earn between $41,600 and $83,300 per year.** These households can generally afford between $1,040 and $2,080 per month in housing costs. These households could afford rental costs in Corvallis and lower-cost homeownership options, such as manufactured housing or a smaller and less expensive single-family dwelling.
- **Households with 120% or more of MFI earn more than $83,300 per year.** These households can generally afford more than $2,080 per month in housing costs. Generally speaking, these households could afford homeownership in Corvallis, although lower income households in this category may only be able to afford lower cost dwellings in Corvallis.

The following tables show survey respondents' current housing cost for renters and owners by these income categories. Exhibit 27 shows that renters of all incomes living outside Corvallis tended to pay less for rental housing than respondents living inside Corvallis.

- 3% of renters living outside of Corvallis who earned less than 60% median family income paid $1,250 or more for housing monthly, compared to 10% of renters living inside Corvallis.
- 6% of renters living outside Corvallis that earned 60% to 120% median family income paid $1,250 or more for housing monthly, compared to 13% of renters living inside Corvallis
- 28% of renters living outside Corvallis that earned over 120% median family income paid $1,250 or more for housing monthly, compared to 55% of renters living inside Corvallis

Exhibit 27. Renters' Monthly Housing Cost Excluding Utilities by Median Family Income (MFI)

Monthly Housing Cost	Less than 60% MFI		60 % to 120% MFI		Over 120% MFI	
	Renters Living Inside Corvallis	Renters Living Outside Corvallis	Renters Living Inside Corvallis	Renters Living Outside Corvallis	Renters Living Inside Corvallis	Renters Living Outside Corvallis
$1-$399	4%	5%	0%	4%	1%	2%
$400-$599	15%	13%	6%	12%	1%	6%
$600-$799	36%	38%	20%	25%	4%	10%
$800-$999	22%	23%	38%	29%	13%	20%
$1,000-$1,249	14%	18%	21%	24%	26%	35%
$1,250-$1,499	7%	2%	11%	1%	28%	18%
$1,500 and more	3%	1%	2%	5%	27%	10%
Number of Respondents	222	128	207	134	100	51
Percent of Respondents*	42%	41%	39%	43%	19%	16%

Note: Table totals down

*Note: Percent of Respondents is percent of total respondents either living inside Corvallis or living outside Corvallis.

Source: Corvallis Housing Survey

Exhibit 28 shows that owners of all incomes living outside Corvallis tended to pay less for housing than respondents living inside Corvallis.

- 10% of owners living outside that earned less than 60% median family income paid $1,500 or more for housing monthly, compared to 8% of owners living inside Corvallis.
- 16% of owners living outside Corvallis that earned 60% to 120% median family income paid $1,500 or more for housing monthly, compared to 21% of owners living inside Corvallis.
- 41% of owners living outside Corvallis that earned over 120% median family income paid $1,500 or more for housing monthly, compared to 50% of owners living inside Corvallis.

Exhibit 28. Owners' Monthly Housing Cost Excluding Utilities by Median Family Income

Monthly Housing Cost	Less than 60% MFI		60 % to 120% MFI		Over 120% MFI	
	Owners Living Inside Corvallis	Owners Living Outside Corvallis	Owners Living Inside Corvallis	Owners Living Outside Corvallis	Owners Living Inside Corvallis	Owners Living Outside Corvallis
$1-$399	2%	5%	4%	1%	2%	1%
$400-$599	19%	14%	3%	4%	2%	2%
$600-$799	17%	27%	9%	10%	4%	5%
$800-$999	8%	22%	18%	24%	10%	11%
$1,000-$1,249	35%	18%	27%	30%	19%	23%
$1,250-$1,499	10%	5%	19%	16%	14%	17%
$1,500 and more	8%	10%	21%	16%	50%	41%
Number of Respondents	48	101	215	306	498	579
Percent of Respondents*	6%	10%	28%	31%	65%	59%

Note: Table totals down

*Note: Percent of Respondents is percent of total respondents either living inside Corvallis or living outside Corvallis.

Source: Corvallis Housing Survey

3.4 Housing preferences of people who would consider moving to Corvallis

The housing survey asked a series of questions about housing preferences of respondents living outside Corvallis who would consider moving to Corvallis.

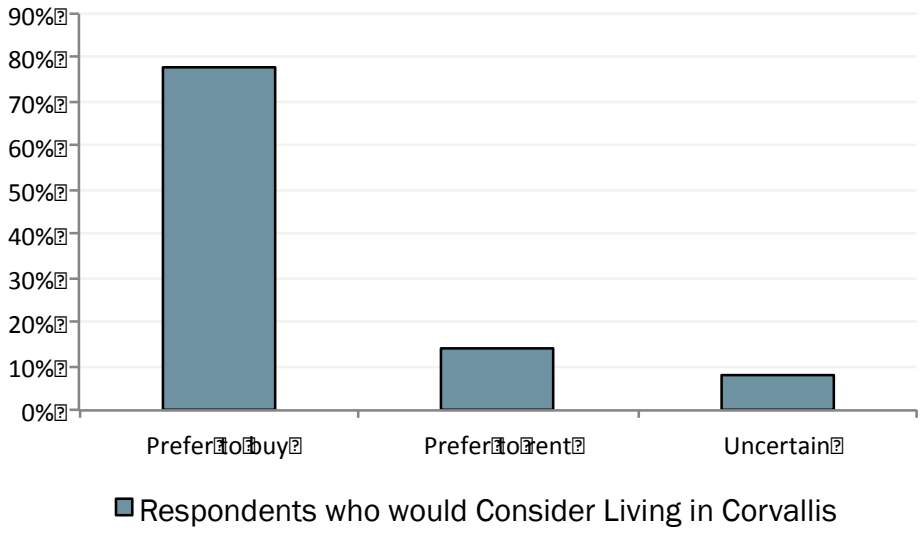
Forty-percent of respondents living outside of Corvallis would consider moving into the City of Corvallis and 45% would not consider moving into the City of Corvallis. Fifteen percent indicated they were uncertain. This section presents the results of questions asked of respondents who would consider moving to Corvallis (n=674).

3.4.1 Housing preferences

Exhibit 29 shows the tenure preference for respondents who would consider moving to Corvallis. Seventy-eight percent of respondents who would consider moving to Corvallis preferred to buy their next residence.

Question. Would you prefer to buy or rent your next residence?

Exhibit 29. Respondents who would Consider Living in Corvallis – Preference for Renting/Owning Next Residence
n= 664



Source: Corvallis Housing Survey

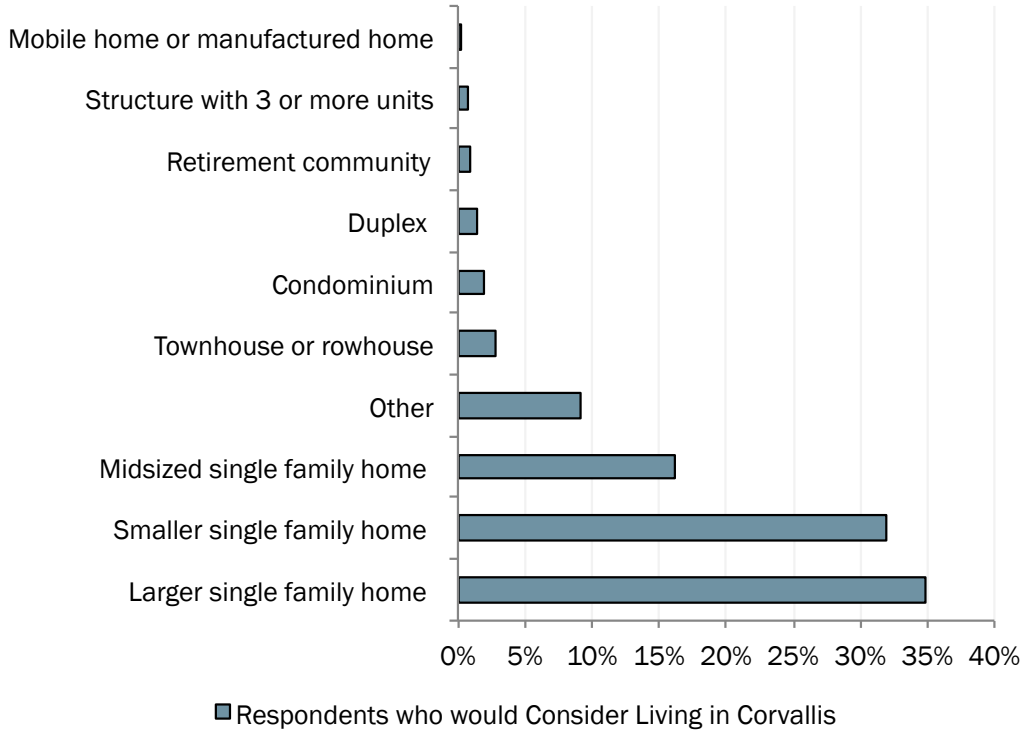
The majority of respondents who would consider moving to Corvallis (83%) indicated that a single-family home would best suit their needs, as seen by Exhibit 30.

Thirty-five percent of respondents indicated that a lager single-family home would best suit their needs, while 32% indicated that a smaller single-family home would best suit their needs. Additionally, 16% of respondents chose a midsized single-family home to best suit their needs.

Only 7% of respondents indicated that a townhouse or multifamily housing would best suit their needs.

Question. If you would consider moving into the City of Corvallis, what type of housing do you think would best suit your needs?

Exhibit 30. Preference in Housing to Suit Respondents Needs in Corvallis – Respondents who would Consider Living in Corvallis
n= 914 for respondents who would consider living in Corvallis



Source: Corvallis Housing Survey

Other common housing types to suit respondents' needs include:

- Accessory dwelling unit or equivalent
- Duplex, apartment, or townhome
- Garden home

- Larger singe family home (3+ bedrooms) on a relatively small lot
- Mid-sized single family home on a larger lot
- Mobile home or manufactured home
- More than one type of housing
- Not specified
- Smaller house or duplex
- Smaller single family home on a larger lot (less than 10,000 square feet)
- Smaller single family home on a relatively smaller lot
- Smaller single family home on any size lot
- Smaller to Mid-sized Single Family Home (2-3 bedrooms) on Relatively Small Lot (< 8,000 sqft)
- Small to Mid-sized Single Family Home on Larger Lot
- Smaller to Mid-sized Single Family Home on Very Large Lot (>43,560 sqft)

Appendix C provides more details about housing types to suit respondents' needs.

3.4.2 Ability to Pay for Housing in Corvallis for Households who would Consider Moving into Corvallis

This section describes the ability to pay for housing in Corvallis for households living outside of Corvallis who would consider moving into Corvallis. The ability of people living outside of Corvallis to move into Corvallis depends, in large part, on their ability to afford housing in Corvallis.

The income of respondents who would consider living in Corvallis breaks down into the following groupings, based on the median family income in Corvallis. This analysis assumes that households do not cost burden themselves by paying more than 30% of their household income on housing costs.

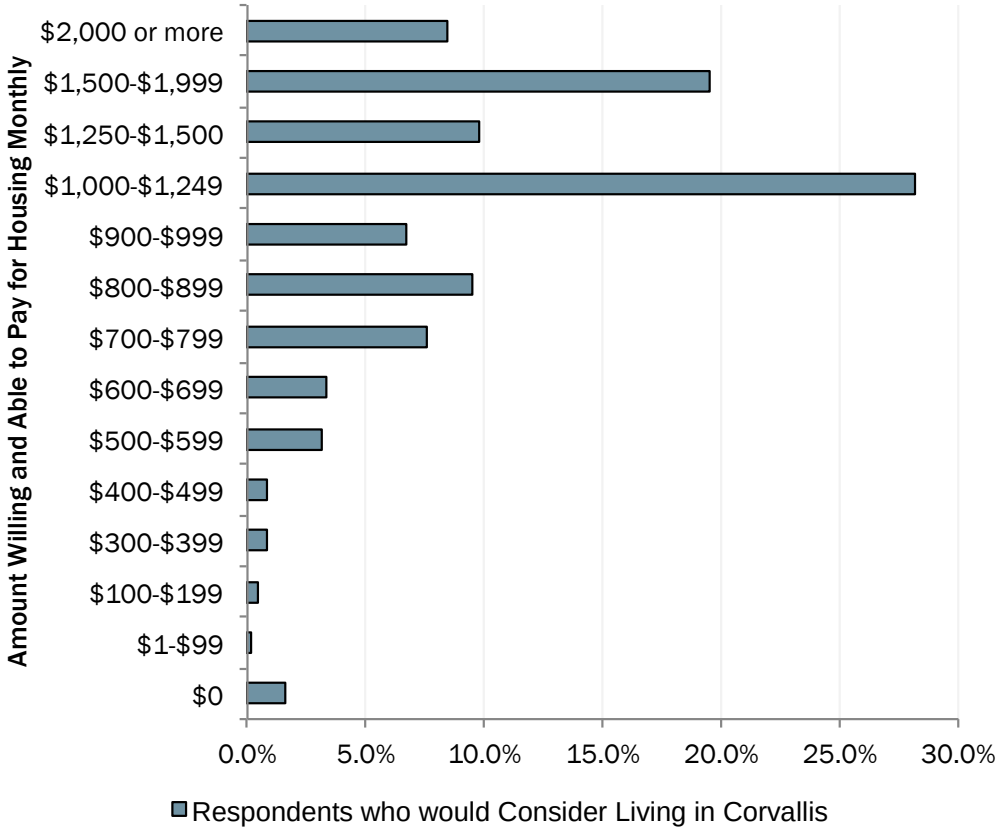
- 20% of respondents that live outside Corvallis who would consider living in Corvallis earn less than $41,600 (60% of median family income) (n=117).
- 37% of respondents that live outside Corvallis who would consider living in Corvallis earn between $41,600 and $83,300 (60% to 120% of median family income) (n=222).
- 43% of respondents that live outside Corvallis who would consider living in Corvallis earn more than $83,300 (120% of median family income) (n=258).

Exhibit 31 shows the amount that respondents who would consider moving to Corvallis were willing and able to pay for housing monthly, excluding utilities. On average, respondents were willing and able to pay $1,917 per month housing.

- **18% of respondents were willing and able to pay less than $800 per month.**
- **16% of respondents were willing and able to pay between $800 and $1,000 per month**, which corresponds to the housing affordable at about the 60% of MFI and approximately the fair market rents for a two-bedroom dwelling in Benton County.
- **38% of respondents were willing and able to pay between $1,000 and $1,500 per month.** These households can afford most rentals in Corvallis. Among the households in this group who are able to pay the most (e.g., $1,500 per month), homeownership may be affordable with a less expensive home (generally an older, smaller house) or a substantial down payment.
- **28% of respondents were willing and able to pay $1,500 or more per month.** These households can afford rentals in Corvallis. Among the households in this group who are able to pay the least (e.g., $1,500 per month), homeownership may be affordable with a less expensive home (generally an older, smaller house) or a substantial down payment.

Question. If you would consider moving into the City of Corvallis, how much are you willing and able to pay for a housing payment or rent PER MONTH, not including utilities (e.g., water, garbage, sewer, gas, electricity, heating fuel)?

Exhibit 31. Amount Respondents are Willing and Able to Pay for Housing Monthly – Respondents who would Consider Living in Corvallis
n= 631 for respondents who would consider living in Corvallis



Source: Corvallis Housing Survey

Exhibit 32 shows ability to pay by current tenure:

- 69% of renters were willing and able to pay at least $800 per month.
- 38% of homeowners were willing and able to pay $1,500 or more.

Exhibit 32. Amount Respondents are Willing and Able to pay for Housing Monthly by Current Tenure – Respondents Who Would Consider Living in Corvallis

	Current Tenure	
Able and Willing to Pay for Housing Monthly	Rent	Own or am buying
$1-$399	3%	3%
$400-$599	6%	3%
$600-$799	22%	6%
$800-$999	28%	10%
$1,000-$1,249	31%	27%
$1,250-$1,499	4%	13%
$1,500-$1,999	6%	26%
$2,000 or more	1%	12%
Number of Respondents	193	423

Note: Table totals down

Source: Corvallis Housing Survey

Exhibit 33 shows ability to pay by current housing type:

- Respondents living in a single-family detached dwelling are more likely to be able to afford homeownership in Corvallis. About 34% of people who currently live in a single-family detached dwelling could pay at least $1,500 per month in housing costs, which is about the amount necessary to afford homeownership in Corvallis.

- About 88% of respondents living in a single-family detached dwelling and 60% of respondents living in "other" housing types could pay at least $800 for housing, which is about the amount necessary to afford renting in Corvallis.

Exhibit 33. Amount Respondents are Willing and Able to Pay for Housing Monthly by Current Housing Type – Respondents Who Would Consider Living in Corvallis

Able and Willing to Pay for Housing Monthly	Single family home detached from any other house	Other Housing Types*
$1-$399	4%	1%
$400-$599	3%	7%
$600-$799	5%	32%
$800-$999	12%	30%
$1,000-$1,249	30%	22%
$1,250-$1,499	12%	1%
$1,500-$1,999	23%	7%
$2,000 or more	11%	0%
Number of Respondents	483	144

Note: Table totals down

* townhouse or rowhose, mobile home or manufactured

Source: Corvallis Housing Survey

Exhibit 34 shows ability to pay by current housing size:

- Respondents with larger current residences are more likely to afford homeownership in Corvallis.
  - 53% of respondents with a current residence 2,000 square feet or more could pay at least $1,500 per month in housing costs.
  - 28% of respondents with a residence 1,200 to 2,000 square feet could pay at least $1,500 per month in housing costs.
  - 8% of respondents with a residence smaller than 1,200 square feet could pay at least $1,500 per month in housing costs.
- Respondents with smaller current residence sizes can more frequently afford rental housing in Corvallis as compared to homeownership.
  - 61% of respondents with a current residence size less than 1,200 square feet could pay between $800 and $1,500 for housing.
  - 61% of respondents with a current residence 1,200 to 2,000 square feet could pay between $800 and $1,500 for housing.

Exhibit 34. Amount Respondents are Willing and Able to Pay for Housing Monthly by Size of Residence – Respondents Who Would Consider Living in Corvallis

Able and Willing to Pay for Housing Monthly	Less than 1,200 sq ft	1,200 to 2,000 sq. ft.	2,000 sq. ft. or more
$1-$399	2%	2%	5%
$400-$599	5%	3%	5%
$600-$799	24%	6%	3%
$800-$999	33%	10%	5%
$1,000-$1,249	24%	35%	22%
$1,250-$1,499	4%	16%	6%
$1,500-$1,999	8%	22%	29%
$2,000 or more	0%	6%	24%
Number of Respondents	189	278	156

Note: Table totals down
Source: Corvallis Housing Survey

Exhibit 35 shows ability to pay by lot size of current dwelling:

- Respondents with larger current lot sizes are more likely to be able to afford homeownership in Corvallis. About 44% of respondents with a lot size of 10,000 to 20,000 square feet and 39% of respondents with a lot size of 20,000 square feet or more could pay at least $1,500 per month in housing costs.
- Respondents with smaller current lot sizes are less frequently able to afford homeownership in Corvallis. About 25% of respondents with a lot size of 6,000 to 10,000 square feet and 19% of respondents with a lot size of 6,000 square feet or less could pay at least $1,500 per month in housing costs.

Exhibit 35. Amount Respondents are Willing and Able to Pay for Housing Monthly by Current Lot Size - Respondents Who Would Consider Living in Corvallis

Able and Willing to Pay for Housing Monthly	6,000 sq. ft. or less	6,000 to 10,000 sq. ft.	10,000 to 20,000 sq. ft.	20,000 sq ft or more
$1-$399	3%	2%	2%	4%
$400-$599	4%	2%	3%	4%
$600-$799	7%	11%	3%	8%
$800-$999	21%	15%	7%	10%
$1,000-$1,249	35%	24%	32%	28%
$1,250-$1,499	11%	20%	8%	7%
$1,500-$1,999	16%	16%	38%	23%
$2,000 or more	3%	9%	6%	16%
Number of Respondents	119	125	87	203

Note: Table totals down

Source: Corvallis Housing Survey

3.4.3 Barriers preventing respondents from moving into Corvallis

Some respondents who would consider moving to Corvallis have barriers in their personal circumstances that prevent them from moving to Corvallis, as shown by Exhibit 36. High housing costs are the most significant barrier for respondents who would consider moving to Corvallis. Seventy-six percent of respondents who would consider moving to Corvallis chose "Housing costs are too high" as a significant barrier. Additional barriers to moving to Corvallis include "Cost of moving" (15%) and "Cannot afford the first and last month rent, security deposit" (14%).

Question. If you would consider moving into the City of Corvallis but feel you are unable to do so, what are the barriers in your personal circumstances that prevent you from doing so?

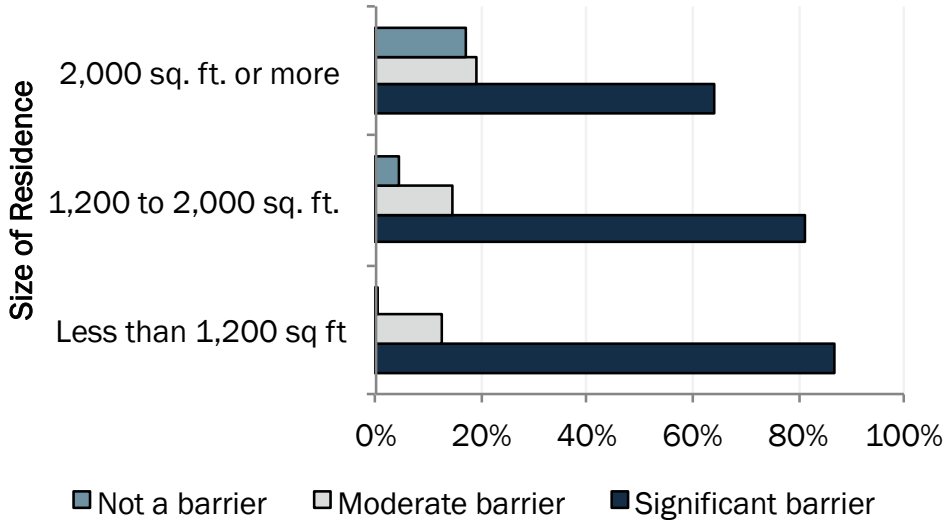
Exhibit 36. Personal Barriers to Moving to Corvallis – Respondents Who Would Consider Living in Corvallis

Barriers in Personal Circumstances	Significant Barrier	Moderate Barrier	Not a Barrier	Number of Respondents
Housing costs are too high	76%	16%	8%	875
Cost of moving	15%	31%	54%	843
Cannot afford the first and last month rent security deposit	14%	14%	71%	837
Spouse/partner works in a different city	12%	13%	75%	845
Family ties to my current community	11%	14%	75%	841
Unable to obtain a mortgage	8%	13%	79%	834
Lack of steady income	2%	6%	92%	836
Lack of references	1%	3%	96%	833
Cannot find housing for household member with a physical or mental disability	1%	2%	97%	834

Note: Table totals across
Source: Corvallis Housing Survey

Exhibit 37 shows the current size of residence for respondents who would consider moving to Corvallis that chose "Housing costs are too high" as a barrier to moving to Corvallis. High housings costs were a significant barrier for the majority of all respondents who would consider living in Corvallis. However, high housing costs were a larger barrier for respondents with smaller residences who would consider living in Corvallis (over 80%) than for respondents with a residence over 2,000 square feet (64%).

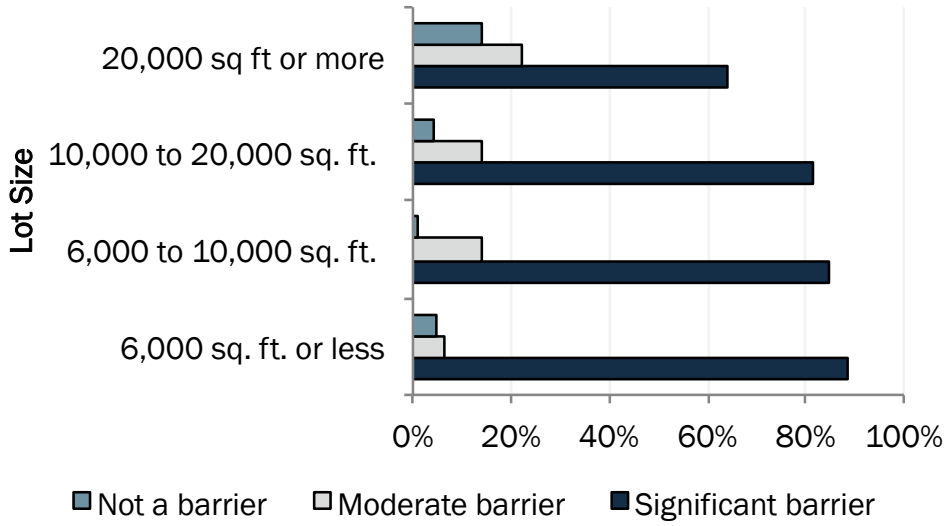
Exhibit 37. Personal Barriers to Moving to Corvallis - Housing Costs are too high by Size of Residence for Respondents who would consider moving to Corvallis n=627 for respondents who would consider moving to Corvallis



Source: Corvallis Housing Survey

Exhibit 38 shows the current lot size for respondents who would consider moving to Corvallis that chose "Housing costs are too high" as a barrier to moving to Corvallis. High housing costs were indicated as a larger barrier for respondents living outside Corvallis with smaller lot sizes (over 80%) than for respondents with a lot size over 20,000 square feet (64%).

Exhibit 38. Personal Barriers to Moving to Corvallis - Housing Costs are too high by Lot Size for Respondents Who Would Consider Moving to Corvallis n=539 for respondents who would consider moving to Corvallis



Source: Corvallis Housing Survey

Exhibit 39 shows that:

- High housing costs are a significant barrier for respondents who earn less than 120% median family income.
  - 85% of respondents who earned less than 60% median family income indicated high housing costs as a significant barrier to moving to Corvallis
  - 88% of respondents who earned 60% to 120% median family income indicated high housing costs as a significant barrier to moving to Corvallis.
- 66% of respondents who earned less than 60% median family income indicated that the cost of moving is a significant or moderate barrier to moving to Corvallis.
- Inability to pay the first and last month rent and security deposit is a larger barrier for respondents with lower incomes.
  - 38% of respondents who earned less than 60% median family income indicated "Cannot afford the first and last month rent, security deposit" as a significant barrier to moving to Corvallis.
  - 21% of respondents who earned 60% to 120% median family income indicated "Cannot afford the first and last month rent, security deposit" as a significant barrier to moving to Corvallis.

Exhibit 39. Personal Barriers to Moving to Corvallis - Housing Costs are too high by Median Family Income for Respondents who would consider moving to Corvallis
n=627 for respondents who would consider moving to Corvallis

Barriers in Personal Circumstances	Significant barrier	Moderate barrier	Not a barrier	Number of Respondents
Housing costs are too high				**581**
Less than 60% MFI	85%	13%	2%	115
60% to 120% MFI	88%	9%	3%	218
Over 120% MFI	71%	18%	10%	248
Cost of moving				**560**
Less than 60% MFI	27%	39%	34%	113
60% to 120% MFI	16%	30%	53%	208
Over 120% MFI	10%	22%	67%	239
Cannot afford the first and last month rent, security deposit				**557**
Less than 60% MFI	38%	35%	27%	113
60% to 120% MFI	21%	16%	64%	206
Over 120% MFI	2%	3%	95%	238
Spouse/partner works in a different city				**560**
Less than 60% MFI	8%	11%	81%	110
60% to 120% MFI	7%	13%	80%	208
Over 120% MFI	11%	14%	75%	242
Family ties to my current community				**555**
Less than 60% MFI	10%	13%	77%	111
60% to 120% MFI	7%	14%	79%	204
Over 120% MFI	8%	11%	81%	240

Note: Table totals across
Source: Corvallis Housing Survey

Some respondents who would consider moving to Corvallis have barriers related to housing that prevent them from moving to Corvallis, as shown by Exhibit 40. "Property taxes are too high" is the most significant barrier for respondents who would consider moving to Corvallis. Thirty-eight percent of respondents who would consider moving to Corvallis indicated high property taxes as a significant barrier. Additional barriers to moving to Corvallis include "Cannot find housing to suit my needs" (32%), "Cannot find housing in preferred location" (28%), and "Unable to find a house in suitable condition" (26%).

Question. If you would consider moving to the City of Corvallis but feel you are unable to do so, what are the barriers related to housing or Corvallis itself that prevent you from doing so?

Exhibit 40. Housing Barriers to Moving to Corvallis – Respondents who would Consider Living in Corvallis

Barriers Related to Housing	Significant Barrier	Moderate Barrier	Not a Barrier	Number of Respondents
Property taxes are too high	38%	30%	31%	836
Cannot find housing that suits my needs	32%	32%	36%	838
Cannot find housing in preferred location	28%	37%	35%	829
Unable to find a house in suitable condition	26%	33%	40%	826
Cannot find housing with the preferred amenities	23%	32%	45%	822
Restrictions which do not allow pets	17%	16%	67%	822
Not enough shopping options	6%	15%	79%	819
Difference in community and cultural values	4%	11%	86%	816
School quality or characteristics	2%	7%	91%	815
Concerns about public safety	2%	12%	85%	819

Note: Table totals across
Source: Corvallis Housing Survey

Exhibit 41 shows the housing barriers to moving to Corvallis by size of residence for respondents who would consider moving to Corvallis.

- "Property taxes are too high" is a larger barrier to respondents who would consider living in Corvallis with a residence 1,200 to 2,000 square feet at 45%, as compared to other residence sizes both larger and smaller.
- "Cannot find housing in preferred location" and "Cannot find housing with preferred amenities" is less of a barrier to respondents with a residence 1,200 to 2,000 square feet.
- "Unable to find a house in suitable condition" is more of a barrier to respondents with a residence 1,200 to 2,000 square feet.
- "Cannot find housing with preferred amenities" is a larger barrier to respondents with a residence over 2,000 square feet.

Exhibit 41. Housing Barriers to Moving to Corvallis by Size of Residence - Respondents who would Consider Living in Corvallis

Barriers Related to Housing	Significant barrier	Moderate barrier	Not a barrier	Number of Respondents
Property taxes are too high				**599**
Less than 1,200 sq ft	32%	30%	38%	184
1,200 to 2,000 sq. ft.	42%	33%	25%	264
2,000 sq. ft. or more	35%	26%	39%	151
Cannot find housing that suits my needs				**603**
Less than 1,200 sq ft	36%	31%	34%	183
1,200 to 2,000 sq. ft.	33%	30%	37%	270
2,000 sq. ft. or more	35%	29%	36%	150
Cannot find housing in preferred location				**596**
Less than 1,200 sq ft	23%	43%	35%	181
1,200 to 2,000 sq. ft.	32%	35%	32%	265
2,000 sq. ft. or more	33%	31%	36%	150
Unable to find a house in suitable condition				**595**
Less than 1,200 sq ft	30%	37%	33%	183
1,200 to 2,000 sq. ft.	31%	32%	37%	263
2,000 sq. ft. or more	24%	28%	48%	149
Cannot find housing with the preferred amenities				**590**
Less than 1,200 sq ft	21%	34%	46%	178
1,200 to 2,000 sq. ft.	25%	33%	42%	264
2,000 sq. ft. or more	26%	24%	50%	148

Note: Table totals across
Source: Corvallis Housing Survey

Exhibit 42 shows the housing barriers to moving to Corvallis by lot size for respondents who would consider moving to Corvallis. Similar to Exhibit 41, respondents with smaller lot sizes more frequently indicated the barriers were significant as compared to respondents with larger lot sizes.

Exhibit 42. Housing Barriers to Moving to Corvallis by Lot Size– Respondents Who Would Consider Living in Corvallis

Barriers Related to Housing	Significant barrier	Moderate barrier	Not a barrier	Number of Respondents
Property taxes are too high				**511**
6,000 sq. ft. or less	39%	35%	26%	117
6,000 to 10,000 sq. ft.	43%	26%	31%	122
10,000 to 20,000 sq. ft.	46%	36%	18%	87
20,000 sq ft or more	32%	30%	38%	185
Cannot find housing that suits my needs				**514**
6,000 sq. ft. or less	39%	35%	26%	117
6,000 to 10,000 sq. ft.	31%	26%	43%	123
10,000 to 20,000 sq. ft.	33%	36%	31%	89
20,000 sq ft or more	32%	33%	35%	185
Cannot find housing in preferred location				**508**
6,000 sq. ft. or less	33%	36%	31%	117
6,000 to 10,000 sq. ft.	30%	36%	34%	123
10,000 to 20,000 sq. ft.	36%	36%	27%	88
20,000 sq ft or more	25%	37%	38%	180
Unable to find a house in suitable condition				**507**
6,000 sq. ft. or less	37%	30%	33%	118
6,000 to 10,000 sq. ft.	29%	34%	38%	122
10,000 to 20,000 sq. ft.	38%	36%	26%	88
20,000 sq ft or more	20%	28%	51%	179
Cannot find housing with the preferred amenities				**503**
6,000 sq. ft. or less	26%	31%	44%	117
6,000 to 10,000 sq. ft.	25%	28%	48%	122
10,000 to 20,000 sq. ft.	22%	40%	38%	85
20,000 sq ft or more	23%	27%	50%	179

Note: Table totals across

Source: Corvallis Housing Survey

Exhibit 43 shows the housing barriers to moving to Corvallis by median family income for respondents who would consider moving to Corvallis.

- Respondents that had an income less than 60% median family income:
  - More frequently indicated that "Cannot find housing that suits my needs" (38%) and "Unable to find a house in suitable condition" (34%) were significant barriers.
- Respondents that had an income 60% to 120% median family income:
  - 38% indicated that "Property taxes are too high" was a significant barrier
  - Frequently indicated (32%) that "Cannot find housing in preferred location" was a significant barrier.
  - 25% indicated that "Cannot find housing with preferred amenities" was a significant barrier.
- Respondents that had an income over 120% median family income:
  - 40% indicated that "Property taxes are too high" was a significant barrier.
  - 25% indicated that "Cannot find housing with preferred amenities" was a significant barrier.

Exhibit 43. Housing Barriers to Moving to Corvallis by Median Family Income - Respondent Who Would Consider Living in Corvallis

Barriers Related to Housing	Significant barrier	Moderate barrier	Not a barrier	Number of Respondents
Property taxes are too high				**557**
Less than 60% MFI	31%	26%	43%	112
60% to 120% MFI	38%	31%	31%	209
Over 120% MFI	40%	30%	30%	236
Cannot find housing that suits my needs				**561**
Less than 60% MFI	38%	30%	32%	113
60% to 120% MFI	34%	29%	37%	208
Over 120% MFI	33%	29%	38%	240
Cannot find housing in preferred location				**555**
Less than 60% MFI	24%	40%	36%	113
60% to 120% MFI	32%	37%	31%	207
Over 120% MFI	30%	34%	36%	235
Unable to find a house in suitable condition				**557**
Less than 60% MFI	34%	35%	31%	114
60% to 120% MFI	30%	33%	37%	206
Over 120% MFI	29%	28%	43%	237
Cannot find housing with the preferred amenities				**551**
Less than 60% MFI	20%	40%	40%	110
60% to 120% MFI	25%	29%	46%	205
Over 120% MFI	25%	28%	47%	236

Note: Table totals across
Source: Corvallis Housing Survey

Question: Are there other barriers that prevent you from moving into Corvallis?

Appendix C provides respondents' full comments about other barriers preventing them from moving them to Corvallis. In summary, the themes of those barriers include:

- Child's School
- Culture
- Employment
- Family Commitments
- Financial
- Housing Availability
- Invested in Current House
- More than One Reason
- OSU
- Parking
- Personal
- Prefer Rural
- Proximity
- Real Estate Quality
- Retail Quality
- Transportation

3.5 Housing preferences of people who do not want to move to Corvallis

The housing survey asked a series of questions about housing preferences of respondents living outside Corvallis who would not consider moving to Corvallis. The reasons that these respondents would not move into Corvallis are shown in Exhibit 44.

Seventy-nine percent of respondents who would not consider moving to Corvallis indicated housing costs are too high is an important or very important reason to not move. Additional reasons for not considering moving to Corvallis include: my current residence meets my needs (61%), prefer my current community (52%), and prefer to live in a rural area (46%).

Question. If you do not want to move into Corvallis, please RATE the importance or unimportance of the reasons you do not want to move to Corvallis.

Exhibit 44. Reasons for Not Moving to Corvallis – Respondents Who Would Not Consider Living in Corvallis

Reason	Very Unimportant	Unimportant	Neither Important Nor Unimportant	Important	Very Important	Not Applicable	Number of Respondents
Housing costs are too high	4%	1%	6%	15%	64%	9%	711
My current residence meets my needs	2%	1%	7%	27%	61%	3%	710
Prefer my current community	3%	3%	14%	24%	52%	6%	701
Prefer to live in a rural area	5%	3%	15%	20%	46%	12%	710
Can save money by commuting from a more affordable community	6%	4%	16%	18%	40%	16%	703
Prefer a smaller community	7%	6%	24%	20%	28%	14%	704
Cost of moving	12%	7%	23%	13%	17%	28%	700
Spouse/partner works in a different city	11%	5%	16%	10%	15%	44%	699
Cannot afford the first and last month rent, security deposit	12%	6%	16%	2%	10%	54%	701
Unable to obtain a mortgage	14%	5%	19%	3%	4%	56%	698
Lack of steady income	14%	6%	19%	1%	1%	59%	698
Can't find housing for household member with a physical or mental disability	15%	5%	16%	1%	1%	63%	699
Lack of references	18%	6%	22%	1%	0%	53%	696

Note: Table totals across
Source: Corvallis Housing Survey

Exhibit 45 shows the issues related to housing or Corvallis itself for not considering moving to Corvallis. Respondents who would not consider moving to Corvallis indicated property taxes are too high is an important or very important (68%) reason to not move to Corvallis. Other important reasons indicated to not move to Corvallis related to housing or Corvallis itself are cannot find housing that suits my needs, cannot find housing in preferred location, and difference in community and cultural values.

Question. If you do not want to move into Corvallis, please RATE the importance or unimportance of issues related to housing or Corvallis itself

Exhibit 45. Issues Related to Housing or Corvallis – Respondents Who Would Not Consider Living in Corvallis

Issues Related to Housing or Corvallis	Very Unimportant	Unimportant	Neither Important Nor Unimportant	Important	Very Important	Not Applicable	Number of Respondents
Property taxes in are too high	3%	3%	13%	20%	48%	13%	695
Cannot find housing that suits my needs	5%	4%	22%	19%	22%	27%	686
Cannot find housing in preferred location	6%	5%	23%	15%	21%	30%	691
Difference in community and cultural values	8%	8%	27%	16%	20%	22%	690
Cannot find housing with the preferred amenities	7%	6%	26%	15%	17%	29%	693
Unable to find a house in suitable condition	6%	6%	24%	15%	17%	32%	688
Restrictions which do not allow pets	9%	4%	23%	11%	16%	37%	689
School quality or characteristics	8%	7%	24%	13%	12%	36%	689
Concerns about public safety	9%	8%	31%	18%	12%	23%	688
Not enough shopping options	10%	13%	29%	15%	11%	22%	690

Note: Table totals across
Source: Corvallis Housing Survey

Exhibit 46 shows that:

- Respondents with larger residences more frequently indicated the barriers related to housing were significant barriers. Respondents with a residence 1,200 to 2,000 square feet:
  - Over 20% indicated all top 5 barriers were significant barriers related to housing.
- Respondents with smaller residences more frequently indicated the barriers related to housing were moderate barriers. Respondents with a residence less than 1,200 square feet:
  - 32% indicated property taxes are too high as a moderate barrier.
  - 20% or more indicated cannot find housing in preferred location, unable to find a house in suitable condition, and cannot find housing with the preferred amenities as a moderate barrier.

Exhibit 46. Issues Related to Housing or Corvallis by Size of Residence– Respondents Who Would Not Consider Living in Corvallis

Barriers Related to Housing	Significant barrier	Moderate barrier	Not a barrier	Number of Respondents
Property taxes are too high				**128**
Less than 1,200 sq ft	9%	32%	59%	22
1,200 to 2,000 sq. ft.	10%	20%	71%	51
2,000 sq. ft. or more	20%	9%	71%	55
Cannot find housing that suits my needs				**210**
Less than 1,200 sq ft	9%	14%	77%	57
1,200 to 2,000 sq. ft.	14%	13%	73%	92
2,000 sq. ft. or more	25%	13%	62%	61
Cannot find housing in preferred location				**230**
Less than 1,200 sq ft	8%	21%	72%	53
1,200 to 2,000 sq. ft.	16%	16%	67%	104
2,000 sq. ft. or more	27%	12%	60%	73
Unable to find a house in suitable condition				**240**
Less than 1,200 sq ft	12%	20%	69%	51
1,200 to 2,000 sq. ft.	15%	16%	69%	110
2,000 sq. ft. or more	24%	18%	58%	79
Cannot find housing with the preferred amenities				**257**
Less than 1,200 sq ft	8%	24%	68%	62
1,200 to 2,000 sq. ft.	17%	14%	69%	118
2,000 sq. ft. or more	26%	12%	62%	77

Note: Table totals across
Source: Corvallis Housing Survey

Exhibit 47 shows that respondents with larger lot sizes more frequently indicated the barriers related to housing were significant or moderate barriers.

- Respondents with a lot size 10,000 to 20,000 square feet:
  - 21% indicated property taxes are too high was a significant barrier and 14% indicated it was a moderate barrier.
  - 21% indicated cannot find housing in preferred location was a significant barrier and 11% indicated it was a moderate barrier.
  - 22% indicated cannot find housing with the preferred amenities was a significant barrier and 12% indicated it was a moderate barrier.
- Respondents with a lot size over 20,000 square feet:
  - 20% indicated cannot find housing in preferred location was a significant and 20% indicated it was a moderate barrier.
  - 18% indicated cannot find housing that suits my needs was a significant barrier and 16% indicated it was a moderate barrier.
  - 19% indicated cannot find housing with the preferred amenities was a significant barrier and 17% indicated it was a moderate barrier.
  -

Exhibit 47. Issues Related to Housing or Corvallis by Lot Size– Respondents Who Would Not Consider Living in Corvallis

Barriers Related to Housing	Significant barrier	Moderate barrier	Not a barrier	Number of Respondents
Property taxes are too high				**123**
6,000 sq. ft. or less	12%	12%	76%	17
6,000 to 10,000 sq. ft.	15%	15%	69%	26
10,000 to 20,000 sq. ft.	21%	14%	64%	14
20,000 sq ft or more	12%	17%	71%	66
Cannot find housing that suits my needs				**227**
6,000 sq. ft. or less	12%	12%	76%	29
6,000 to 10,000 sq. ft.	14%	10%	76%	50
10,000 to 20,000 sq. ft.	13%	18%	70%	39
20,000 sq ft or more	18%	16%	66%	109
Cannot find housing in preferred location				**212**
6,000 sq. ft. or less	17%	13%	70%	30
6,000 to 10,000 sq. ft.	13%	13%	73%	45
10,000 to 20,000 sq. ft.	21%	11%	68%	38
20,000 sq ft or more	20%	20%	60%	99
Unable to find a house in suitable condition				**227**
6,000 sq. ft. or less	10%	7%	83%	29
6,000 to 10,000 sq. ft.	18%	18%	64%	50
10,000 to 20,000 sq. ft.	18%	13%	69%	39
20,000 sq ft or more	18%	22%	60%	109
Cannot find housing with the preferred amenities				**239**
6,000 sq. ft. or less	12%	9%	79%	33
6,000 to 10,000 sq. ft.	15%	15%	71%	55
10,000 to 20,000 sq. ft.	22%	12%	66%	41
20,000 sq ft or more	19%	17%	64%	110

Note: Table totals across
Source: Corvallis Housing Survey

3.6 Characteristics of Survey Respondents

The Corvallis Housing Survey asked respondents demographic questions. This section shows the characteristics of survey respondents living inside and outside Corvallis. Through this section we compare the characteristics of survey respondents to all people who work in Corvallis, based on data from the Census Longitudinal Employer-Household Dynamics (LEHDs) program.[12]

3.6.1 Respondent Characteristics

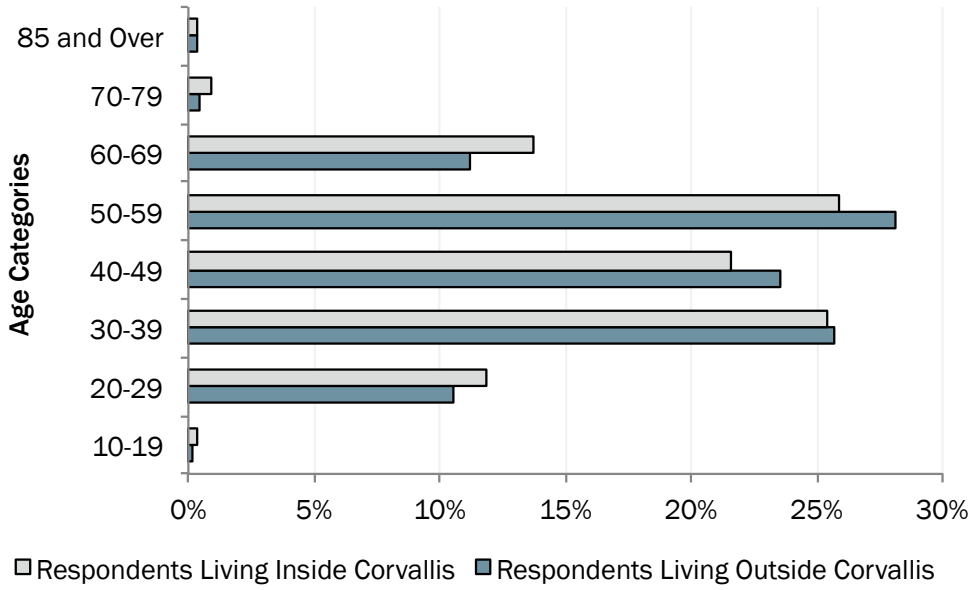
The age of respondents living inside and outside Corvallis have a similar age distribution, as shown by Exhibit 48. The majority of respondents were between the ages of 30 and 50 years old. Respondents living outside Corvallis were slightly younger with 52% of respondents between the ages of 40 and 59 compared o 47% for respondents living inside Corvallis. Respondents living inside Corvallis were slightly older with 15% over the age of 60, as compared to 11% for respondents living outside Corvallis.

According to Census LEHD data, 23% of workers at employers in Corvallis were 29 years old or younger, 54% were between 30 to 54 years old, and 23% were 55 years and older. In comparison, about 12% of all survey respondents were 29 years old or younger, 60% were between 30 to 54 years old, and 28% were 55 years and older. This comparison shows that survey respondents were similar to but somewhat older than all people who work in Corvallis.

[12] LEHDs provides limited information about the characteristics of people who work in Corvallis, including age, earnings, gender, race and ethnicity, and educational attainment. The LEHD OnTheMap tool can accessed from: http://onthemap.ces.census.gov/ .

Question. What is your age?

Exhibit 48. Age of Respondents
n= 1,592 for respondents living inside Corvallis; n=1,574 for respondents living outside Corvallis



Source: Corvallis Housing Survey

Question. Are you a student at Oregon State University of Linn-Benton Community College?

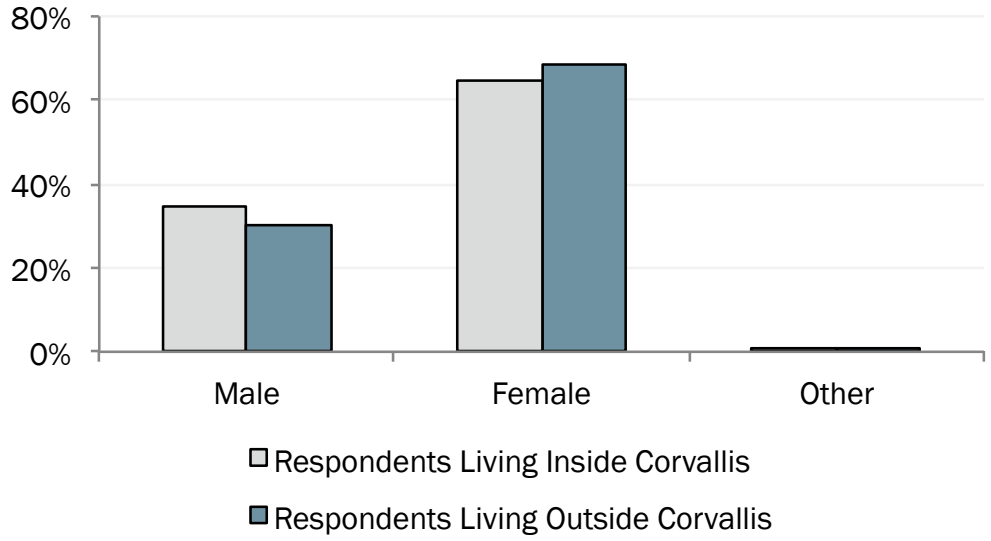
Three percent of respondents were students and 97% of respondents were not students (n=3,199). Similar percentages of respondents who live inside/outside Corvallis reported being students.

Exhibit 49 shows the gender for respondents living inside and outside Corvallis. Respondents living outside Corvallis had a higher percentage of female respondents (69%) than respondents living inside Corvallis (64%).

According to Census LEHD data, 55% of workers at employers in Corvallis were female and 45% were male. In comparison, about 67% of all survey respondents were female and 33% were male. This comparison shows that survey respondents were more likely to be female than all people who work in Corvallis.

Question. What is your gender?

Exhibit 49. Gender of Respondents
n= 1,569 for respondents living inside Corvallis; n=1,549 for respondents living outside Corvallis



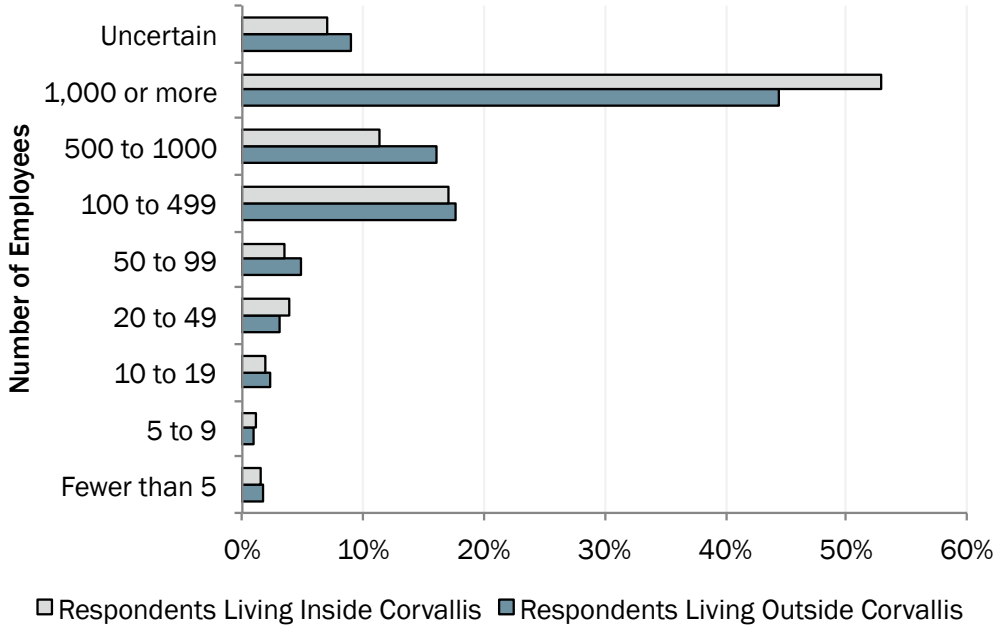
Source: Corvallis Housing Survey

The majority of all respondents worked for a business with 1,000 or more employees, as shown by Exhibit 50. A higher percentage of respondents living inside Corvallis work at businesses with more than 1,000 employees. Sixty-four percent of respondents living inside Corvallis worked at a business with 500 or more employees as compared to 61% of respondents living outside Corvallis.

In comparison, the distribution of all covered employment (those living inside and outside of Corvallis) by size of employer in Corvallis in 2012 was: 30% of people worked at employers with 1,000 or more employees, 20% worked at employers with 100 to 999 employees, and 50% worked at employers with fewer than 99 employees.[13]

Question. Approximately how many people are employed by the business you work for?

Exhibit 50. Number of Employees at Respondents Workplace
n= 1,563 for respondents living inside Corvallis; n=1,547 for respondents living outside Corvallis



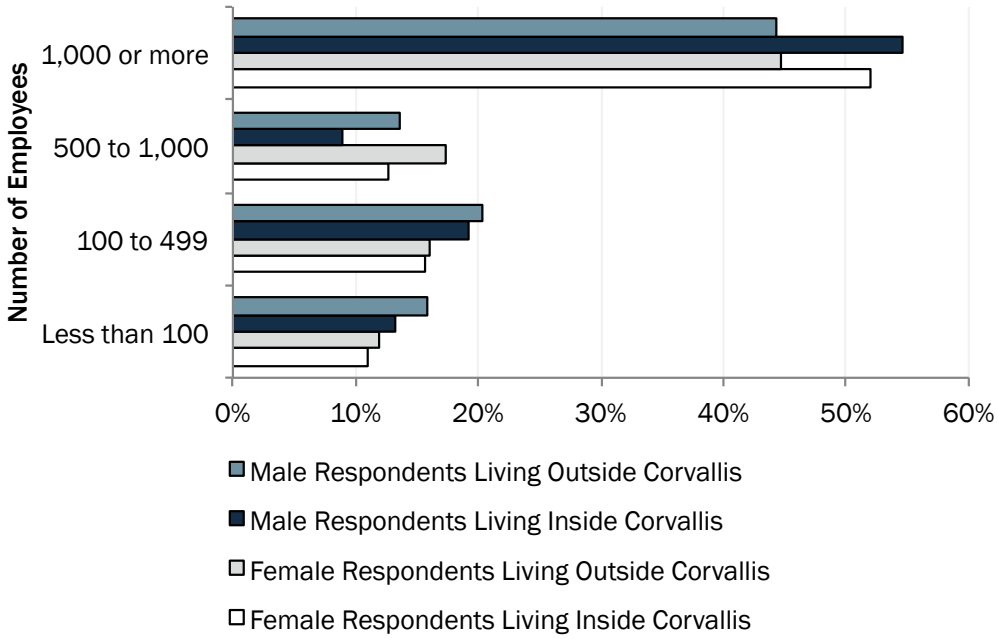
Source: Corvallis Housing Survey

[13] Based on 2012 Quarterly Census of Employment and Wages (QCEW) from the Oregon Employment Department. QCEW data only includes workers covered by unemployment insurance ("covered" worker). QCEW does not include sole proprietors and other workers not covered by unemployment insurance.

Exhibit 51 shows the gender of respondents living inside and outside Corvallis by the number of employees at the business they work for. Over 50% of female respondents living inside Corvallis worked for a business with 1,000 or more employees compared to 45% of female respondents living outside Corvallis. Male respondents living inside and outside Corvallis had a similar distribution working at a business with 1,000 or more employees.

Other male respondents tended to work at business with fewer employees than female respondents. Male respondents living inside and outside Corvallis, 32% and 36% respectively, worked for business with less than 500 employees compared with 27% and 28% for female respondents living inside and outside Corvallis.

Exhibit 51. Gender of Respondents – By Number of Employees at Work
n= 1012 for female respondents living inside Corvallis; n=1,062 for female respondents living outside Corvallis; n=549 for male respondents living inside Corvallis; n=471 for male respondents living outside Corvallis

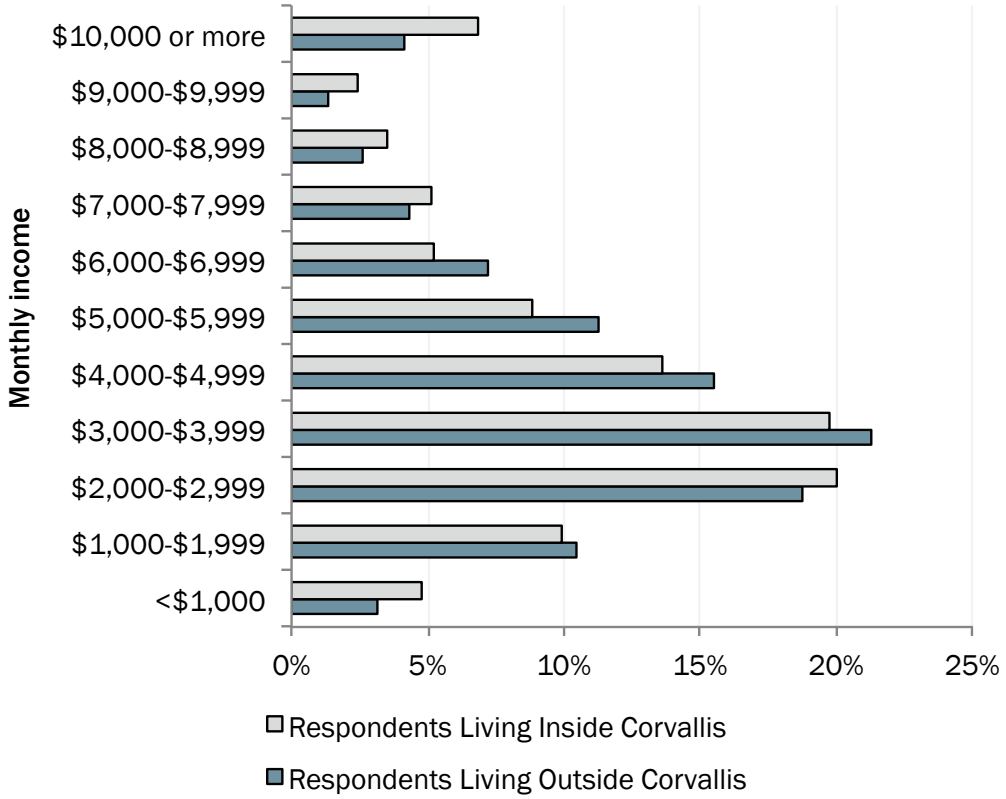


Source: Corvallis Housing Survey

Exhibit 52 the majority of respondents earned $3,000 to $3,999 per month from their job. A larger percentage of respondents living inside Corvallis (18%) earned more than $7,000 a month, while a larger percentage of respondents living outside Corvallis (55%) earned $3,000 to $6,999 a month.

Question. How much do you earn from your job in Corvallis PER MONTH (gross)?

Exhibit 52. Monthly income from Job in Corvallis
n= 1,183 for respondents living inside Corvallis; n=1,228 for respondents living outside Corvallis

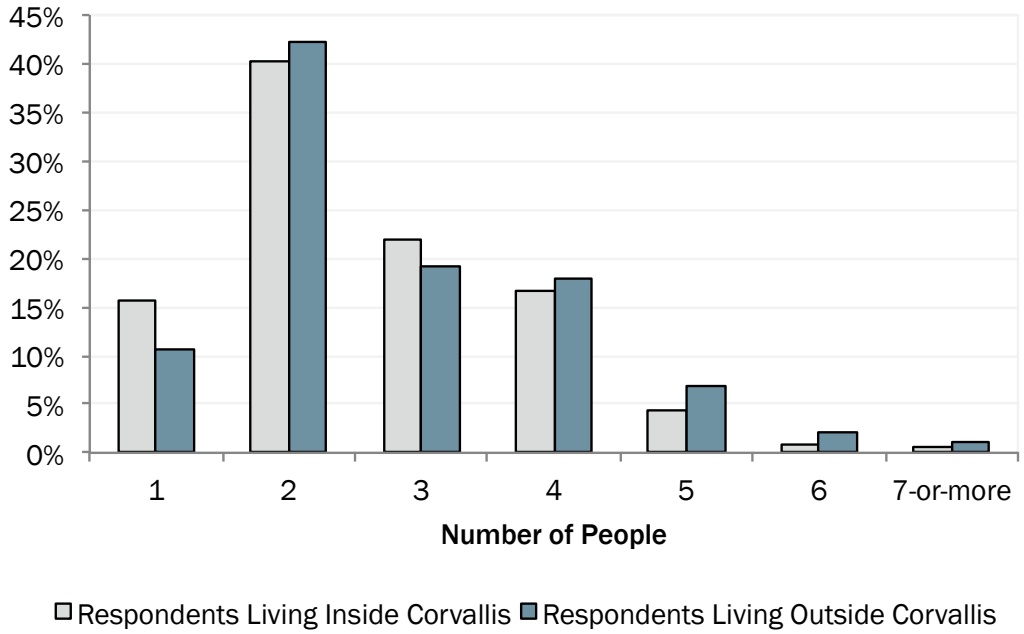


Source: Corvallis Housing Survey

3.6.2 Household Characteristics

The majority of respondents had a 2-person household with 40% of respondents living inside Corvallis and 42% of respondents living outside Corvallis with 2-person households, as show by Exhibit 53. More respondents living outside Corvallis had a larger household size with 10% of respondents living outside Corvallis with 5 or more persons compared to 6% of respondents living inside Corvallis. Additionally, respondents living inside Corvallis had more 1-person households.

Exhibit 53. Household Size of Respondents
n= 1,583 for respondents living inside Corvallis; n=1,562 for respondents living outside Corvallis



Source: Corvallis Housing Survey

Exhibit 54 shows average and median number of persons per household by age group. The age structure of households of respondents living outside and inside of Corvallis is similar.

Question. How many people live in your residence in the following age groups?

Exhibit 54. Age of People in Household, Average and Median Number of Persons per Household

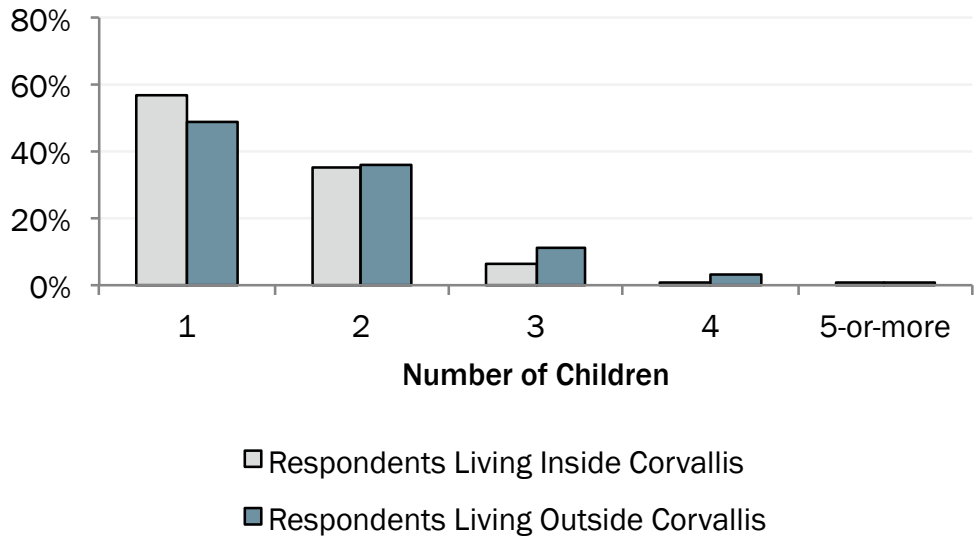
	Average	Median	Number of Respondents
Respondents Living Inside Corvallis			
Children Under 18	1.6	1.0	577
Between 19 and 64	1.9	2.0	1,538
65 and Older	1.3	1.0	143
Household Size	2.7	2.0	1,592
Respondents Living Outside Corvallis			
Children Under 18	1.8	2.0	641
Between 19 and 64	2.0	2.0	1,514
65 and Older	1.3	1.0	126
Household Size	2.8	2.0	1,574

Source: Corvallis Housing Survey

Exhibit 55 shows the number of children respondents living inside and outside Corvallis had in enrolled in public school. Over 50% of respondents living inside Corvallis had one child enrolled in public school. Fifteen percent of respondents living outside Corvallis had three or more children enrolled in school, double the amount of respondents living inside Corvallis.

Question. How many children do you have who are currently enrolled in public school?

Exhibit 55. Number of Children in School
n= 425 for respondents living inside Corvallis; n=492 respondents living outside Corvallis



Source: Corvallis Housing Survey

The Corvallis School District was interested in the number of households living outside Corvallis who would consider living in Corvallis with children in school. There are 88 households outside Corvallis who would consider living inside Corvallis with children in school, totaling 142 children.

Exhibit 56. Number of respondents who would consider living in Corvallis with children

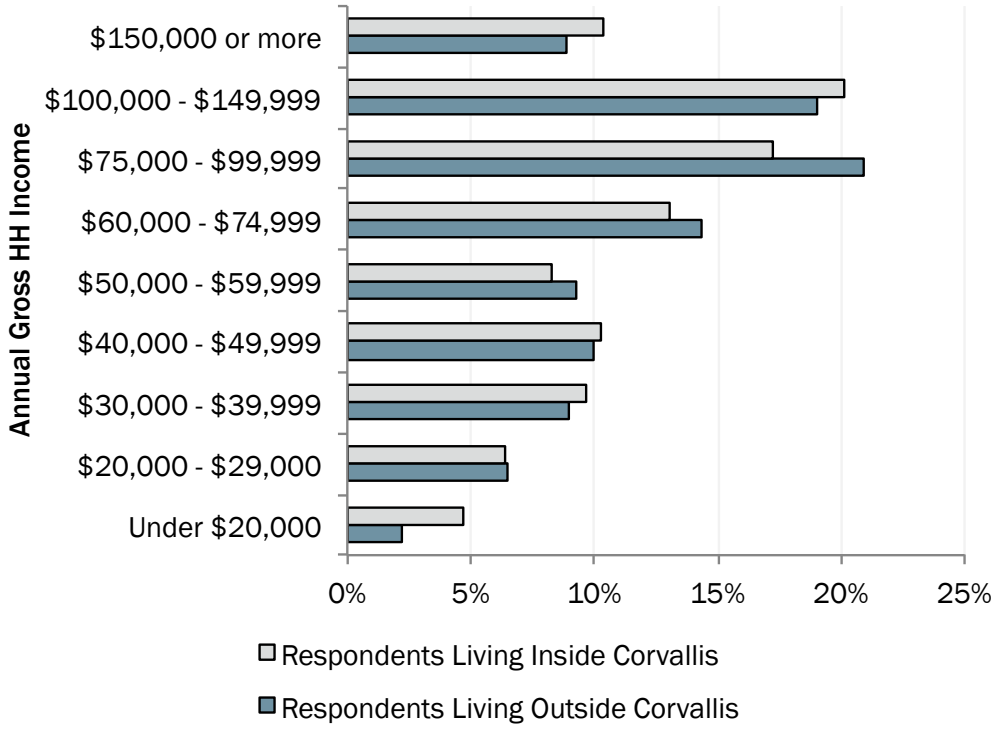
Respondents who would consider living in Corvallis	Number
Households with children	88
Total number of children	142

Source: Corvallis Housing Survey

The majority of survey respondents had a 2013 gross total household income of $75,000 to $149,000, as show by Exhibit 57. Twenty-one percent of respondents living outside Corvallis had a gross total household income of $75,000 to $99,000 compared with 17% of respondents living inside Corvallis. However, more respondents living inside Corvallis (10%) had a gross total household income of $100,000 to $149,000. The percentage of respondents living inside and outside Corvallis had a similar distribution for incomes below $75,000; however, more respondents living inside Corvallis had a gross household income under $20,000.

Question. Please indicate which of the following categories best describes your 2013 gross total household income, before taxes.

Exhibit 57. Annual Gross income of Respondents
n= 1,442 for respondents living inside Corvallis; n=1,426 respondents living outside Corvallis



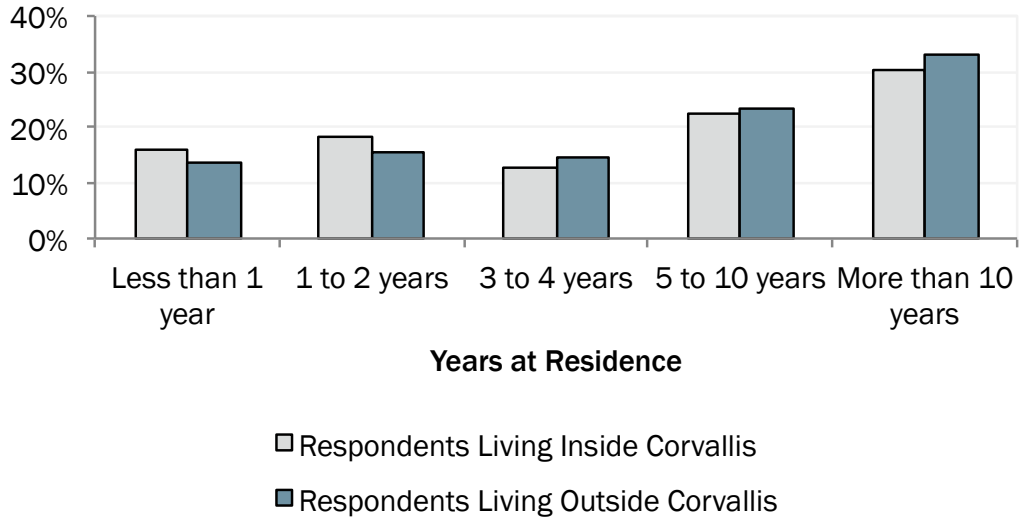
Source: Corvallis Housing Survey

3.6.3 Location Characteristics

Exhibit 58 shows that most respondents had lived in their current residence more than 10 years. More respondents living inside Corvallis (34%) had lived in the residence 2 years or less than respondents living outside Corvallis (29%).

Question. How long have you lived in your current place of residence?

Exhibit 58. Years at Current Residence
n= 1,577 for respondents living inside Corvallis; n=1,555 respondents living outside Corvallis



Source: Corvallis Housing Survey

4 Conclusions and Implications

This chapter summarizes key conclusions of the survey and their implications for housing policy in Corvallis. It starts with an overview of factors that affect households' choice of where to live, then presents key conclusions. The chapter ends with a discussion about linking the survey results to a broader policy discussion.

4.1 What factors affect households' locational choices?

At the foundation of this study are the locational choices of households. Before discussing the conclusions and their implications, it is appropriate to review the factors that affect households' locational choices. The survey intended to develop a better understanding of why some workers in Corvallis choose to live outside the City. One place to start is from an economic perspective, which assumes that households know what they want in a location and structure, and try to find the combination that best meets their needs, subject to the constraints of their budgets. That economic perspective is broad enough to include many things the public sector does that have an impact on the cost or quality of development (e.g., provision of infrastructure, promulgation and enforcement of regulations).

The choice between location and structure, and the geographic level of location choice, also overlap. One approach is to assume that for many households, the decision about a regional location comes first: what state or metropolitan area is most desirable? Having made that choice, households then make a more specific (intra-regional) location choice based on some similar, and some different or more detailed, criteria. For example, a household may move to the region primarily for a job opportunity (and the general quality of life benefits of western Oregon). Once that decision is made, it then considers things like community, school districts, lot size, housing price, and proximity to work and shopping locations. The literature on housing recognizes this point, making a distinction between the mobility choice (what region to live in) and the housing choice (type, tenure, cost, of housing, and sub-area to locate in).

Residential choice means the choice of both a location and a housing type. Households consider many factors in making housing choices: views, neighborhood characteristics, quality of schools, tax rates, and commute time. All of these factors relate to location. Housing type is defined by many attributes, the most important of which are structure type (e.g., single-family, multi-family) and size, lot size, quality and age, price, and tenure (own/rent). All of these attributes—what real estate economists refer to as the *bundle of goods* that one purchases when making a housing choice—affect residential choice.

Households value a variety of site and structure characteristics, including:

- **Access to work.** At least one member of each household, and often two members, commutes to work daily. Recent research into household location questions the emphasis early research placed on commuting to work. There is no doubt other factors influence location decisions, or that the auto gives households considerable flexibility in choosing a location, but access to work remains an important determinant of household location.
- **Access to shopping, recreation, friends.** Recent research reveals that about 70% of all household travel is for non-work purposes. People travel from their homes to shopping, recreation, and other neighborhoods. Households value access to a variety of destinations.
- **Public services.** Households value a variety of public services, some of which vary by location. The quality and price of water, sewer, drainage, and power service typically vary little within an urban area. The quality of other public services, especially schools and police and fire protection can often vary substantially, and have a large impact on a household's location decision.
- **Neighborhood characteristics.** Characteristics of residential neighborhoods—character of development, income, age, and size of households, environmental quality—vary dramatically within a metropolitan area, and are important to households.
- **Land and improvements.** As with businesses, the desire for space varies by household, and households are willing to trade-off space for other attributes, such as accessibility and amenities. Some families, for example, are willing to pay more for space, and use less of it, in areas with especially good schools.

The literature is inconclusive on the relative weight of site and structure characteristics in housing location choice. No one disagrees that travel time is an important variable that households consider when making a residential location choice. Casual observation of the choices of one's self and one's acquaintances confirms the point; the field of urban economics is based on the presumed tradeoff between travel time and land prices (which general decrease with distance from places that a lot of people want to be).

4.2 Conclusions

The survey confirms that three-quarters of respondents living outside of Corvallis who would consider moving into Corvallis perceive that housing in Corvallis is too expensive. However, the issue goes beyond simply the cost of housing but the characteristics of housing available at comparable prices inside and outside of Corvallis.

- Three-quarters (or more) of respondents indicated that high housing costs were the most significant barrier to moving to Corvallis, both for respondents who would consider moving to Corvallis and for respondents who would not consider moving to Corvallis.
- However, respondents living outside of Corvallis pay about the same amount for housing as respondents living inside of Corvallis. Respondents living outside Corvallis paid on average $1,078 (median of $1,050) on housing monthly compared to respondents living inside Corvallis paid on average $1,082 (median of $1,050) monthly for housing.
- The characteristics of the housing of respondents living outside of Corvallis is different from the characteristics of housing of respondents who live in Corvallis. In general, respondents living outside Corvallis had a larger residence and a larger lot than respondents living inside Corvallis.
    - About 72% of respondents living outside Corvallis had a residence between 1,200 to 4,000 square feet, compared to 57% of respondents living inside Corvallis. Over 40% of respondents living inside Corvallis had a residence size less than 1,200 square feet compared to 25% of respondents living outside Corvallis.
    - About 14% of respondents living outside Corvallis had a lot between 10,000 and 20,000 square feet compared to 16% of respondents living inside Corvallis; however, 30% of respondents living outside Corvallis had a lot over one acre, compared with 1% for respondents living inside Corvallis.

Many respondents would consider moving into the City of Corvallis.

- Forty-percent of respondents living outside of Corvallis <u>would</u> consider moving into the City of Corvallis and 45% <u>would not</u> consider moving into the City of Corvallis.

- Assuming the results are roughly indicative of the opinions of people working in Corvallis but living elsewhere,[14] then there may be demand for housing in Corvallis. This hypothetical demand is from both people working in Corvallis but living elsewhere and also people who will work in Corvallis in the future.
- This assumed unmet demand suggests that, if housing meeting the preferences of people living outside of Corvallis (e.g., larger units on larger lots) might choose to move into Corvallis if (or when) they move homes, if such dwellings were available and affordable in Corvallis.

  While it is difficult to develop a dependable estimate of the number of households who might move into Corvallis based on this unmet demand, it is reasonable to assume that there are at least hundreds of households and perhaps several thousand in this category.

  However, this estimate assumes that the cost of this new housing is comparable to costs of existing (and often smaller) units in Corvallis or affordable to some households who would strongly prefer to live in Corvallis. This estimate also assumes that there are sufficient opportunities to build larger units on larger lots in Corvallis.

  Our assessment of Corvallis' housing market is that the majority of these households would be unable to afford the higher cost of larger houses in Corvallis (compared to their current housing costs). In addition, there may be limited opportunities for dwellings on larger lots, such as lots larger than 10,000 square feet. A buildable lands inventory study would assess the capacity for housing on larger lots in Corvallis. These factors provide explanation for why some workers in Corvallis choose to live outside the city.

While respondents generally can afford to live in Corvallis, some may not be able to afford the housing they prefer.

- About 78% of respondents who would consider moving to Corvallis preferred to buy their next residence and 83% indicated that a single-family home would best suit their needs.
- The cost of homeownership of a home at median sales price in Corvallis is about $1,900 per month. A household would need to have gross income

[14] As we stated in Chapter 2, the sampling methods in the survey made it impossible to conduct a random survey of workers in Corvallis. As a result, we cannot generalize the results to all people who work in Corvallis but live outside of Corvallis.

of about $6,300 per month to be able to afford housing costs of $1,900 per month. About 43% of respondents who would consider moving to Corvallis had income sufficient to afford housing costs of $1,900 per month.

- About 28% of respondents living outside of Corvallis who would consider moving to Corvallis indicated that they were willing and able to pay $1,500 or more per month, which is the lower end of the cost of homeownership in Corvallis.
- About 54% of respondents living outside of Corvallis were willing and able to pay between $800 and $1,500 per month. These respondents can afford rentals in Corvallis, but are less likely to be able to afford homeownership in Corvallis.

Even if housing costs were lowered in Corvallis, some households would prefer to continue living outside of Corvallis.

- Some respondents prefer the amenities available living in a more rural setting or smaller city.
    - Respondents living outside Corvallis indicated privacy (92%) and quieter environment (90%) were important or very important when they choose a residence.
    - Respondents living outside Corvallis indicated neighborhood safety (92%), pleasant neighborhood (92%), and less traffic congestion (80%) were important or very important neighborhood characteristic when they choose a residence.
    - Respondents living outside Corvallis more frequently indicated a rural setting (56%) was important when they choose a residence.
- About 45% of respondents living outside of Corvallis indicated that they would not consider moving into Corvallis. The top reasons respondents listed for not wanting to move to Corvallis are:
    - Housing costs are too high (79% of respondents indicated that this is an important or very important reason for not moving to Corvallis), my current residents meets my needs (88%), prefer my current community (76%), and prefer to live in a rural area (76%).
    - The top issues related to housing that respondents listed for not considering moving into Corvallis include: property taxes are too high(68% of respondents indicated that this is an important or very important reason for not moving to Corvallis), cannot find housing in Corvallis to suit my needs (41%), cannot find housing in Corvallis in a preferred location (36%), and difference in community and cultural values (36%).

4.3 Implications for housing policy

A key rationale for conducting the survey was that data show a large number of Corvallis workers live outside the Corvallis city limits. As an initial policy consideration, the fundamental question is should Corvallis establish policy that encourages these households, through whatever means, to live in Corvallis?

The survey showed that a substantial number of survey respondents who work in Corvallis and live outside of Corvallis would consider living in Corvallis. If these results are roughly indicative of the opinions of people working in Corvallis but living elsewhere,[15] then there may be demand of at least several hundred and perhaps several thousand households for housing in Corvallis.

The City Council will need more information to decide whether Corvallis can and should make policy changes or initiate actions to change Corvallis' housing market to make it more appealing and affordable to people who currently work in Corvallis and live outside of Corvallis, as well as to future people who work in Corvallis but may choose to live outside of Corvallis for reasons similar to survey respondent's reasons.

To answer these questions, the Council will need additional information about Corvallis's:

- Housing market and the factors that affect production of housing in Corvallis. These factors include population growth, student growth, employment growth, incomes, and the demographics and characteristics of households that may locate in Corvallis.
- Corvallis' residential land supply and capacity. Corvallis has not inventoried its supply of buildable residential land in more than 15 years. Having information about the amount, capacity, and location of buildable vacant and partially vacant residential land will provide decision makers with information about residential development in Corvallis.
- Factors that affect the cost of housing. This includes land, materials, labor, capital, and other factors.

A final consideration relates to interpretation of the information and problem definition. By asking ECO to complete this study, the Council implicitly considers it to be a problem that many Corvallis workers live outside of the city. The results suggest that there may indeed be an affordability problem, but the

[15] As we stated in Chapter 2, the sampling methods in the survey made it impossible to conduct a random survey of workers in Corvallis. As a result, we cannot generalize the results to all people who work in Corvallis but live outside of Corvallis.

issue is not simply limited to cost of housing. Consideration of housing cost *and* amenity provides a deeper explanation of household behavior. A key issue is that households can get more amenity for the same price (or less) outside Corvallis. The additional costs of community are apparently not enough to deter many households.

As a final point, this is a regional issue that ECO has worked on in many places (including Linn and Benton Counties in the late 1990s) that is extremely complicated. If easy solutions existed, they would be broadly applied.

Appendix A: Results for Respondents Living Inside Corvallis

Appendix A presents results for respondents living inside of Corvallis, where the results were not presented in the main part of the survey report.

Question. What are the reasons you moved to your residence and community?

Exhibit 59. Reasons for Choosing Current Residence- Respondents Living Inside Corvallis

Reason	Number of Respondents	Percent
Closer to work	658	40%
Change in employment (transfer,new job, etc.)	594	36%
Good place to raise children	561	34%
Wanted to own	461	28%
Quality of schools	379	23%
Wanted better location	366	22%
Other (please specify)	289	18%
Make commuting easier for spouse or partner	247	15%
Less crime	241	15%
Wanted a home closer to services (e.g. shopping, medical, daycare)	236	14%
Wanted a better home condition	218	13%
Chose this community after extensive comparison of other communities	213	13%
Wanted a larger residence	191	12%
Wanted more affordable home	188	12%
Change in maritalrelationship status	174	11%
Wanted to live near relatives	169	10%
Wanted to live in a different climate	126	8%
Change in family size	114	7%
Wanted to rent	76	5%
Wanted a smaller residence	47	3%
Rural setting	44	3%
Wanted to downsize	40	2%
Retired and wanted different location	15	1%

Source: Corvallis Housing Survey

Question. Please RATE the importance or unimportance of the following features when you chose a residence.

Exhibit 60. Importance of Housing Features - Respondents Living Inside Corvallis

Feature	Very Unimportant	Unimportant	Neither Important Nor Unimportant	Important	Very Important	Not Applicable	Number of Respondents
Affordable Rent/Mortgage	2%	0%	4%	26%	65%	3%	1,597
Quieter Environment	2%	2%	9%	45%	40%	1%	1,604
Privacy	1%	1%	9%	49%	38%	1%	1,601
Size/Number of Bedrooms	2%	2%	8%	51%	37%	0%	1,602
Off-Street Parking	4%	7%	15%	41%	30%	2%	1,601
Fenced Yard	6%	8%	22%	33%	29%	3%	1,598
Energy Efficiency	2%	3%	15%	52%	28%	1%	1,590
Appearance, style, or architecture of house	2%	4%	18%	47%	27%	1%	1,602
Garden	4%	9%	22%	38%	25%	2%	1,593
Storage	3%	4%	17%	55%	20%	1%	1,599
Childrens Play Area	16%	14%	19%	25%	14%	13%	1,593
Large Lot Size	7%	14%	30%	34%	12%	3%	1,597
Work Area/Shop or Barn	16%	19%	27%	22%	7%	8%	1,593
RV or Boat Storage	45%	17%	13%	5%	2%	18%	1,579
Disabled Access	23%	24%	25%	8%	2%	19%	1,570

Source: Corvallis Housing Survey

Question. Please RATE the importance or unimportance of neighborhood characteristics when you choose a residence.

Exhibit 61. Importance of Neighborhood Characteristics - Respondents Living Inside Corvallis

Neighborhood Characteristic	Very Unimportant	Unimportant	Neither Important Nor Unimportant	Important	Very Important	Not Applicable	Number of Respondents
Neighborhood Safety	2%	1%	3%	36%	57%	1%	1,596
Pleasant Neighborhood	2%	1%	3%	38%	56%	1%	1,603
Distance from Work	1%	2%	7%	49%	40%	1%	1,597
Open Areas/Parks	2%	4%	17%	47%	28%	1%	1,593
Ease of bicycle commuting	6%	9%	22%	32%	28%	3%	1,592
Less Traffic Congestion	3%	4%	16%	50%	27%	1%	1,599
Convenient Grocery Shopping	2%	5%	19%	53%	20%	1%	1,597
Distance from Your Childrens School	10%	6%	15%	25%	14%	30%	1,593
Distance from Recreation	3%	9%	30%	43%	13%	1%	1,594
Availability of medical services	4%	11%	32%	38%	13%	1%	1,592
Onstreet Parking	7%	13%	34%	33%	11%	2%	1,593
Distance from Bus Stops	10%	15%	35%	27%	9%	3%	1,586
Historic Character	13%	22%	44%	13%	6%	2%	1,590
Urban Setting	6%	16%	50%	21%	5%	2%	1,584
Rural Setting	11%	22%	44%	13%	4%	5%	1,585

Source: Corvallis Housing Survey

Appendix B: Survey Instrument

Survey Introduction

The City of Corvallis wants to better understand the housing needs and preferences of people who work in Corvallis. This survey is being sent to people, like you, who work in Corvallis. Your opinions are important and will help the City develop policies that better align with housing preferences of people working in Corvallis. Please take a few minutes to complete this survey by June 13, 2014. Filling in the survey should take about 10 minutes. If you need assistance completing the survey or have questions, please call Kent Weiss, Housing Division Manager with the City of Corvallis at (541) 766-6944. Your survey responses will remain confidential. Thank you very much for your time and support. Please start with the survey now by clicking on the Continue button below.

Do you work in Corvallis?

1. Yes
2. No

We would like to ask you about your current housing.

Note to reviewers: This section was answered by all respondents who work in Corvallis.

Do you rent or own the residence you live in?

1. Rent
2. Own (or am buying)
3. Occupy without payment of rent

What type of residence do you live in? (please select one option)

1. Single family home (detached from any other house)
2. Townhouse or rowhouse
3. Mobile home or manufactured home
4. Condominium
5. Duplex (2 unit structure)
6. Apartment (structure with 3 or more units)
7. Residing with another family

8. Other

How many bedrooms do you have in your residence?

1. None
2. 1
3. 2
4. 3
5. 4
6. 5
7. 6 or more

How many bathrooms do you have in your residence?

1. 1
2. 1.5
3. 2
4. 2.5
5. 3
6. 3.5 or more

Approximately how large is your residence (do not include the garage or any free-standing buildings)? An estimate is okay.

1. Less than 600 square feet (typically a studio or one bedroom apartment)
2. 600 to 900 square feet (typically an apartment or manufactured home)
3. 900 to 1,200 square feet (typically a large apartment or small house)
4. 1,200 to 2,000 square feet (typically a house or condominium)
5. 2,000 to 4,000 square feet (typically a house)
6. 4,000 or more square feet (typically a large house)
7. Uncertain

If you live in a single-family residence, approximately how large is the lot your residence is on? An estimate is okay.

1. I don't live in a single-family residence
2. Less than 4,000 square feet (a very small lot in a city)
3. 4,000 to 6,000 square feet (a small lot in a city)
4. 6,000 to 10,000 square feet (a mid-sized lot in a city)
5. 10,000 to 20,000 square feet (a large-sized city lot or small lot in rural area)
6. 20,000 to 40,000 square feet (a one-half to one-acre lot)
7. One to five acres
8. Five or more acres
9. Uncertain

Approximately how much is the house payment/rent PER MONTH for the residence you live in not including utilities (e.g., water, garbage, sewage, gas, electricity, heating fuel)? If you live in a mobile home park, please include the amount you pay for your space in the estimate of housing payment. Please enter 0 if you pay nothing.

Does this include taxes and insurance?

1. Yes
2. No

On average, about how much is spent in your household PER MONTH for all utilities (e.g., water, garbage, sewage, gas, electricity, heating fuel -- do not include telephone, cable, or internet)? Please enter 0 if you pay nothing. An estimate is fine.

If you own your residence, how much do you think it would sell for, if it was for sale today? Please enter 0 if you do not own your residence. An estimate is fine.

How much is your households total gross monthly income from all jobs and other sources? Please enter 0 if you do not have income. If you prefer not to answer this question, do not enter any number.

What are the reasons you moved to your residence and community? (please check all that apply)

1. Wanted to own
2. Wanted to rent
3. Wanted more affordable home
4. Wanted better location
5. Change in employment (transfer, new job, etc.)
6. Change in family size
7. Good place to raise children
8. Change in marital/relationship status
9. Wanted a better home condition
10. Wanted a larger residence
11. Wanted a smaller residence
12. Wanted a home closer to services (e.g., shopping, medical, daycare)
13. Wanted to live in a different climate
14. Rural setting
15. Less crime
16. Closer to work
17. Make commuting easier for spouse or partner
18. Quality of schools
19. Retired and wanted different location
20. Wanted to downsize
21. Wanted to live near relatives
22. Chose this community after extensive comparison of other communities
23. Other (please specify)

Please RATE the importance or unimportance of the following features when you choose a residence

Feature	Very Unimportant	Unimportant	Neither Important Nor Unimportant	Important	Very Important	Not Applicable
Affordable Rent/Mortgage						
Privacy						
Quieter Environment						
Size/Number of Bedrooms						
Off-Street Parking						
Fenced Yard						
Large Lot Size						
Energy Efficiency						
Storage						
Garden						
Appearance, style, or architecture of house						
Work Area/Shop or Barn						
Childrens Play Area						
RV or Boat Storage						
Disabled Access						

Please RATE the importance or unimportance of neighborhood characteristics when you choose a residence.

Neighborhood Characteristic	Very Unimportant	Unimportant	Neither Important Nor Unimportant	Important	Very Important	Not Applicable
Neighborhood Safety						
Pleasant Neighborhood						
Less Traffic Congestion						
Rural Setting						
Open Areas/Parks						
Distance from Work						
Convenient Grocery Shopping						
Availability of medical services						
Distance from Recreation						
Distance from Your Childrens School						
Onstreet Parking						
Ease of bicycle commuting						
Urban Setting						
Historic Character						
Distance from Bus Stops						

Do you live within the Corvallis city limits?

1. Yes
2. No
3. Not certain

We would like to ask you about your commuting habits.

Note to reviewers: This section was answered by all respondents who live outside of Corvallis.

Approximately how far is your commute from your current residence to your place of work in Corvallis?

1. Fewer than 5 miles
4. 5 to 9 miles
5. 10 to 19 miles
6. 20 to 39 miles
7. 40 to 59 miles
8. More than 60 miles

Approximately how long does your commute from your current residence to your place of work in Corvallis take, on average?

1. Fewer than 5 minutes
2. 6 to 14 minutes
3. 15 to 29 minutes
4. 30 to 44 minutes
5. 45 to 59 minutes
6. 60 to 89 minutes
7. Longer than 90 minutes

How important or unimportant are commute time and commute costs to where you chose to live?

1. Very unimportant
2. Unimportant
3. Neither important nor unimportant
4. Important
5. Very important

What transportation mode do you use to get to work on most days?

1. Car, truck, or van
2. Carpool with two or more people
3. Bus or rideshare program
4. Bicycle
5. Walk
6. Taxicab
7. Work at Home
8. Other

On average, how many trips do you take from your current residence into Corvallis each week? If you do not go to Corvallis each week, please enter 0.

How many times a week do you do the following in Corvallis?

Activity	Fewer than 1 time per week	1 to 2 times per week	3 to 4 times per week	5 to 6 times per week	7 or more times per week	Not applicable
Work						
Shopping						
Eat Out at a Restaurant						
Recreation or Swimming						
Family or Social Activities						
Children's Sporting Events						
Personal Services (banking or hair cut)						
Classes at OSU or LBCC						
Medical Appointments						
Cultural Events						

Are there other reasons you go into Corvallis? If so, please specify those reasons and the number of times per week you do them.

Interest in living in Corvallis

Would you consider moving into the City of Corvallis?

1. Yes
2. No
3. Uncertain

If you were to move into Corvallis, please tell us about your housing preferences.

Note to reviewers: This section was answered by all respondents who live outside of Corvallis and would consider moving into Corvallis.

Would you prefer to buy or rent your next residence?

1. Prefer to rent
2. Prefer to buy
3. Uncertain

If you would consider moving into the City of Corvallis, what type of housing do you think would best suit your needs?

1. Smaller single family home (2 or fewer bedrooms) on a relatively small lot (smaller than 8,000 square feet)
2. Mid-sized single-family home (3 or more bedrooms) on a relatively small lot (smaller than 6,000 square feet)
3. Larger single-family home (3 or more bedrooms) on a larger lot (larger than 10,000 square feet)
4. Townhouse or rowhouse
5. Mobile home or manufactured home
6. Condominium
7. Duplex (2 unit structure)
8. Apartment (structure with 3 or more units)
9. Retirement community
10. Assisted care/living facility
11. Residing with another family
12. Other

If you would consider moving into the City of Corvallis, how much are you willing and able to pay for a housing payment or rent PER MONTH, not including utilities (e.g., water, garbage, sewage, gas, electricity, heating fuel)? Please enter 0 if you are unable to make any payment for housing.

If you would consider moving into the City of Corvallis but feel you are unable to do so, what are the barriers in your personal circumstances that prevent you from doing so? (Check all that apply)

Barriers in Personal Circumstances	Significant Barrier	Moderate Barrier	Not a Barrier
Housing costs are too high			
Cost of moving			
Cannot afford the first and last month rent security deposit			
Spouse/partner works in a different city			
Family ties to my current community			
Unable to obtain a mortgage			
Lack of steady income			
Lack of references			
Cannot find housing for household member with a physical or mental disability			

If you would consider moving into the City of Corvallis but feel you are unable to do so, what are the barriers related to housing or Corvallis itself that prevent you from doing so? (Check all that apply)

Barriers Related to Housing	Significant Barrier	Moderate Barrier	Not a Barrier
Property taxes are too high			
Cannot find housing that suits my needs			
Cannot find housing in preferred location			
Unable to find a house in suitable condition			
Cannot find housing with the preferred amenities			
Restrictions which do not allow pets			
Not enough shopping options			
Difference in community and cultural values			
School quality or characteristics			
Concerns about public safety			

Are there other barriers that prevent you from moving into Corvallis? If so, please list them below.

Please tell us the reasons why you do not want to move into Corvallis.

Note to reviewers: This section was answered by all respondents who live outside of Corvallis and would not consider moving into Corvallis.

If you do not want to move into Corvallis, please RATE the importance or unimportance of the reasons you do not want to move to Corvallis.

Reason	Very Unimportant	Unimportant	Neither Important Nor Unimportant	Important	Very Important	Not Applicable
Housing costs are too high						
My current residence meets my needs						
Prefer my current community						
Prefer to live in a rural area						
Can save money by commuting from a more affordable community						
Prefer a smaller community						
Cost of moving						
Spouse/partner works in a different city						
Cannot afford the first and last month rent, security deposit						
Unable to obtain a mortgage						
Lack of steady income						
Can't find housing for household member with a physical or mental disability						
Lack of references						

If you do not want to move into Corvallis, please RATE the importance or unimportance of issues related to housing or Corvallis itself.

Issues Related to Housing or Corvallis	Very Unimportant	Unimportant	Neither Important Nor Unimportant	Important	Very Important	Not Applicable
Property taxes in are too high						
Cannot find housing that suits my needs						
Cannot find housing in preferred location						
Difference in community and cultural values						
Cannot find housing with the preferred amenities						
Unable to find a house in suitable condition						
Restrictions which do not allow pets						
School quality or characteristics						
Concerns about public safety						
Not enough shopping options						

Please tell us about your household.

Note to reviewers: This section was answered by all survey respondents.

How many people that live in your residence are in the following age groups? Please count all the people in your household. (Please indicate the number for each category; if none enter zeros)

Children under age 18

Between 19 and 64

65 years of age or older

What is your age?

How many children do you have who are currently enrolled in public school?

What city or community do you live in or live closest to?

City or community

ZIP (Please include the ZIP+4 code if you know it)

County

How long have you lived in your current place of residence?

1. Less than 1 year
2. 1 to 2 years
3. 3 to 4 years
4. 5 to 10 years
5. More than 10 years

Are you a student at Oregon State University or Linn-Benton Community College?

1. Yes
2. No

What is your gender?

1. Male
2. Female
3. Other

Please indicate which of the following categories best describes your 2013 gross total household income, before taxes. If you prefer not to answer this question, do not check any box.

1. Under $10,000
4. $10,000 to $14,999
5. $15,000 to $19,999
6. $20,000 to $24,999
7. $25,000 to $29,000
8. $30,000 to $34,999
9. $35,000 to $39,999
10. $40,000 to $44,999
11. $45,000 to $49,999
12. $50,000 to $59,999
13. $60,000 to $74,999
14. $75,000 to $99,999
15. $100,000 to $149,999
16. $150,000 to $199,999
17. $200,000 or More

How much do you earn from your job in Corvallis PER MONTH (gross)? Please enter 0 if you have no earnings from a job in Corvallis. If you prefer not to answer this question, do not enter any number.

Approximately how many people are employed by the business you work for?

1. Fewer than 5
2. 5 to 9
3. 10 to 19
4. 20 to 49
5. 50 to 99
6. 100 to 499
7. 500 to 1000
8. 1,000 or more
9. Uncertain

Is there anything else you would like to tell us about your present or future housing preferences? Use the space provided below.